

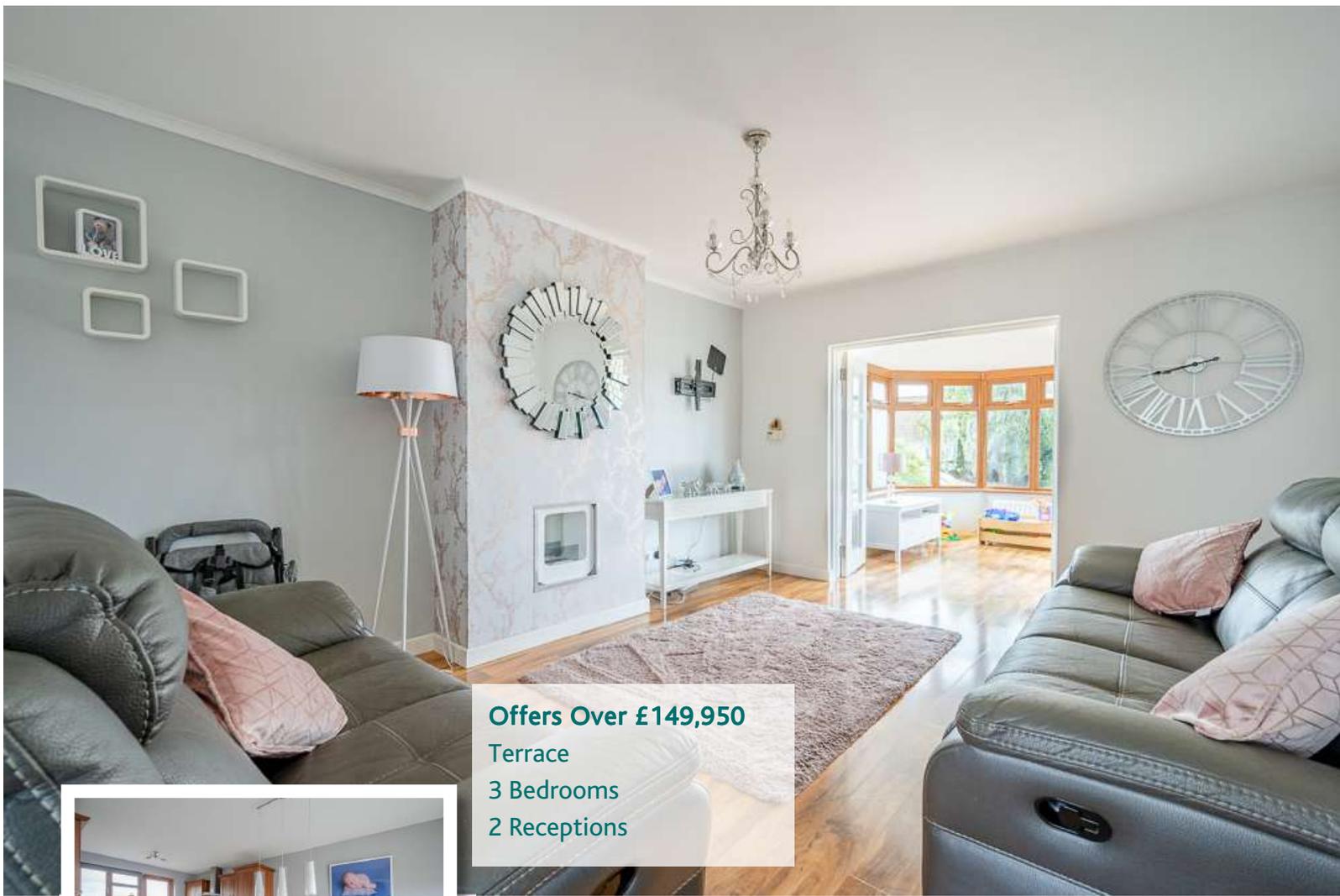


JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

5 Warren Grove | Belfast, BT5 7PW
OFFERS OVER £149,950

Scan for Property Details
and to Arrange a Viewing





Offers Over £149,950

Terrace

3 Bedrooms

2 Receptions



Property Features

- Deceptively Spacious Three Bedroom Mid-Terrace Property Set Back Off the Lower Braniel Road in East Belfast
- Ease of Access to Belfast City Airport and Belfast City Centre for the Daily Commuter via Main Arterial Transport Routes
- Three Well Appointed Bedrooms
- Generous Under Stairs Storage
- Separate Living Room Open to Extended Sun Room
- Bespoke Fitted Kitchen with Integrated Appliances and Excellent Space for a Casual Dining Area
- Fitted Family Bathroom with White Suite Comprising of Both Bath and Shower Facilities
- Tarmacked Driveway with Private Off Street Parking
- Enclosed Private Rear Garden Ideal for Outdoor Entertaining and Children at Play
- Excellent Additional Built In External Storage
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Broadband Speed - Ultrafast
- No Onward Chain
- Early Viewing Highly Recommended

Accommodation

Ground Floor

Spacious Reception Hall

Living Room
14'1" x 12'

Kitchen / Diner
21'1" x 10'1"

Sun Room
11'1" x 9'

First Floor

Landing

Bedroom One
10'1" x 9'1"

Bedroom Two
14'10" x 8'10"

Bedroom Three
13' x 11'

Bathroom

Outside

Enclosed Front Forecourt

Extensive Enclosed Private Rear Garden

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



We are delighted to bring to the market this deceptively spacious three bedroom mid-terrace set back off the Lower Braniel Road in East Belfast. The property boasts ease of access to a range of amenities including Forestside Shopping Centre and many leading local primary and secondary schools. Also close at hand are main arterial routes making this property ideal for the daily commuter.

In short the property comprises of: Spacious reception hall and built in storage, separate living room open to an extended sun room, sun room with excellent outlook and access to the rear garden, bespoke fitted kitchen with range of built in appliances and ample space for casual dining, three well-appointed bedrooms, family bathroom with both bath and shower facilities and an extensive enclosed private rear garden with extensive additional built in storage. The property further benefits from UPVC double glazing throughout, gas fired central heating and a driveway with private off street parking.

Ideally suited to the first time buyer, young professional or young family and with a shortage of properties of this calibre on the market, we are sure interest will be high. We therefore recommend viewing at your earliest convenience.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Warren Grove is located just off the Lower Branial Road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		73	74
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

Viewing

By appointment through agent.

Free Valuation

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