

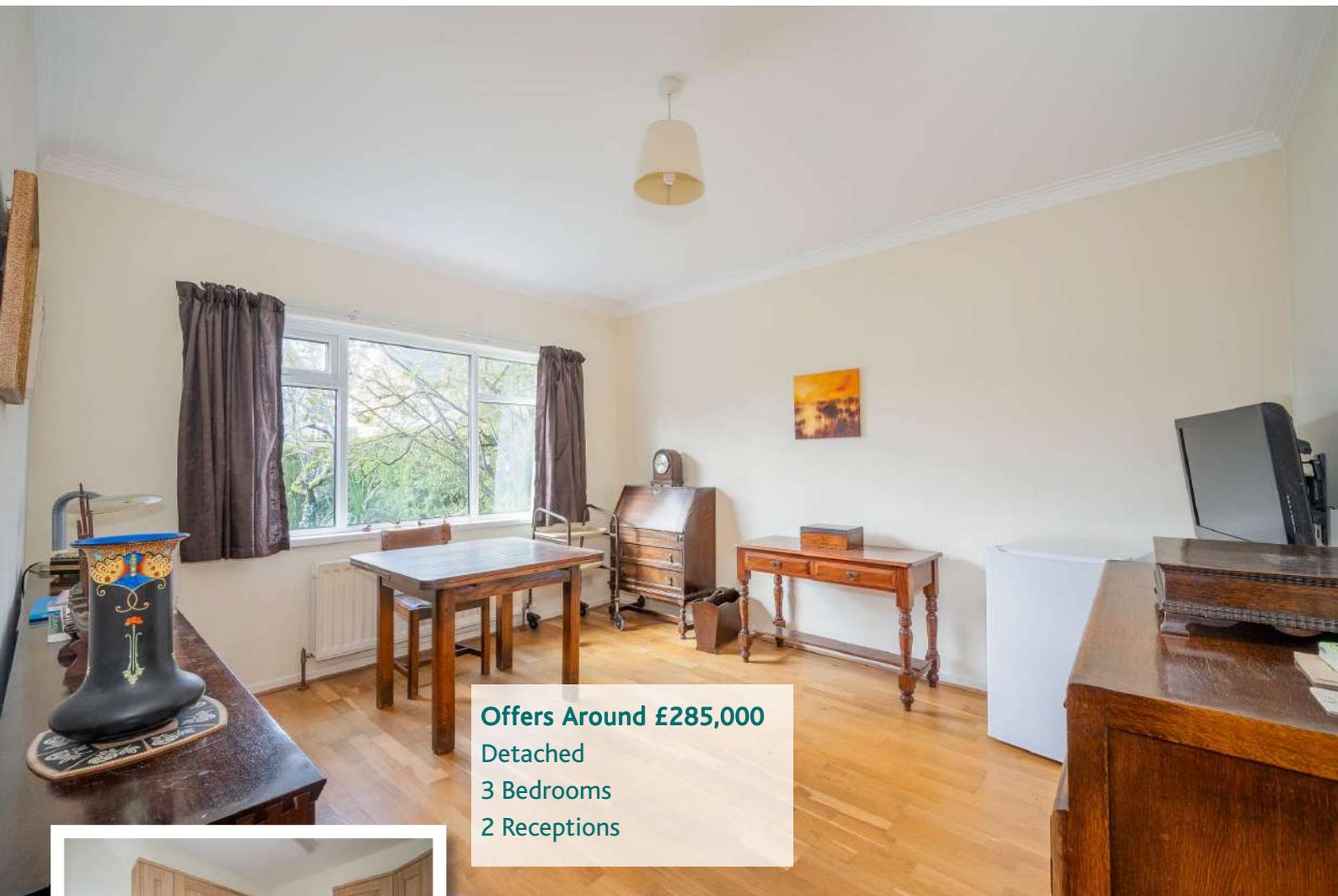


JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

1 Green Crescent | Belfast, BT5 6JE
OFFERS AROUND £285,000

**Scan for Property Details
and to Arrange a Viewing**





Offers Around £285,000
Detached
3 Bedrooms
2 Receptions



Property Features

- Attractive Detached Red Brick Family Home Located in the Heart of Ballyhackamore Village, East Belfast
- Within the Catchment Area to a Range of Leading Primary and Secondary Schools
- 10 Minute Drive to George Best Belfast City Airport and 15 Drive to Central Belfast
- Well Maintained and Presented Throughout
- Spacious Living Room with Bay Window and Separate Dining Room
- Downstairs WC
- Modern Fitted Kitchen
- Three Well Proportioned Bedrooms
- Fitted Shower Room with White Suite
- Separate WC
- Part Floored Roof Space with Excellent Storage
- Enclosed Rear Garden and Access to a Detached Garage and Separate Utility Room
- Tarmacked Driveway with Off Street Parking
- Gas Fired Central Heating & UPVC Double Glazing Throughout
- No Onward Chain
- Early Viewing Highly Recommended

Accommodation

Ground Floor

Spacious Reception Hall

Downstairs WC

Lounge
15'1" x 10'6"

Dining Room
12'8" x 12'7"

Kitchen
9'7" x 8'3"

First Floor

Landing

Shower Room
Separate WC

Bedroom One
15' x 10'6"

Bedroom Two
12'9" x 10'6"

Bedroom Three
9'1" x 8'3"

Outside

Garage
10'2" x 8'1"

Utility

Rear Garden Part
Laid in Lawns

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

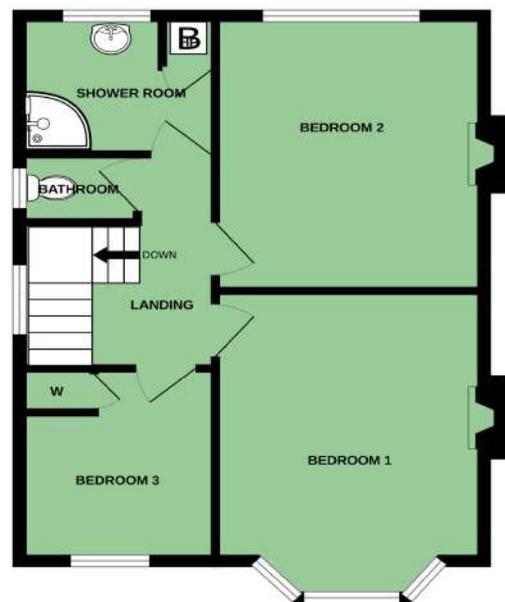


Green Crescent is a highly sought after and convenient prestigious address located just off the Green Road in the heart of Ballyhackamore Village. This location provides ease of access for the city commuter and is in close proximity to a wide and varied range of leading primary and grammar schools. Holywood Exchange and Belfast City Airport are also nearby, as are Stormont Parliament Buildings and many other local recreational facilities, including Belmont Park, CIYMS and Bannatyne Health Club. Occupying a level private site, this detached property offers spacious accommodation with an adaptable layout that will cater for family living. Well-presented throughout, the ground floor comprises of a modern fitted kitchen, two separate large reception rooms and a ground floor WC. To the first floor there are three well proportioned bedrooms, a fitted shower room and separate WC with white suite. Externally there is ample parking to the front leading to detached garage providing excellent additional storage and a separate utility room. The rear of the property is part patioed and part laid in lawns providing excellent outdoor space ideal for outdoor entertaining and children at play. The property further benefits from UPVC double glazing and gas fired central heating. With no onward chain, we recommend inspection at your earliest convenience to appreciate all that it has to offer.

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. Made with Metropix ©2024

Directions

Travelling along the Upper Newtownards Road in the direction of Ballyhackamore, turn left on to Ormiston Gardens. Take a left turn on to Green Road, Green Crescent is the next turning on the left. No 1 is located on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		63	68
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

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John Minnis Belfast
7 Library Court
404 Upper Newtownards Road
Belfast
BT4 3GE
T: 028 9065 3333



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