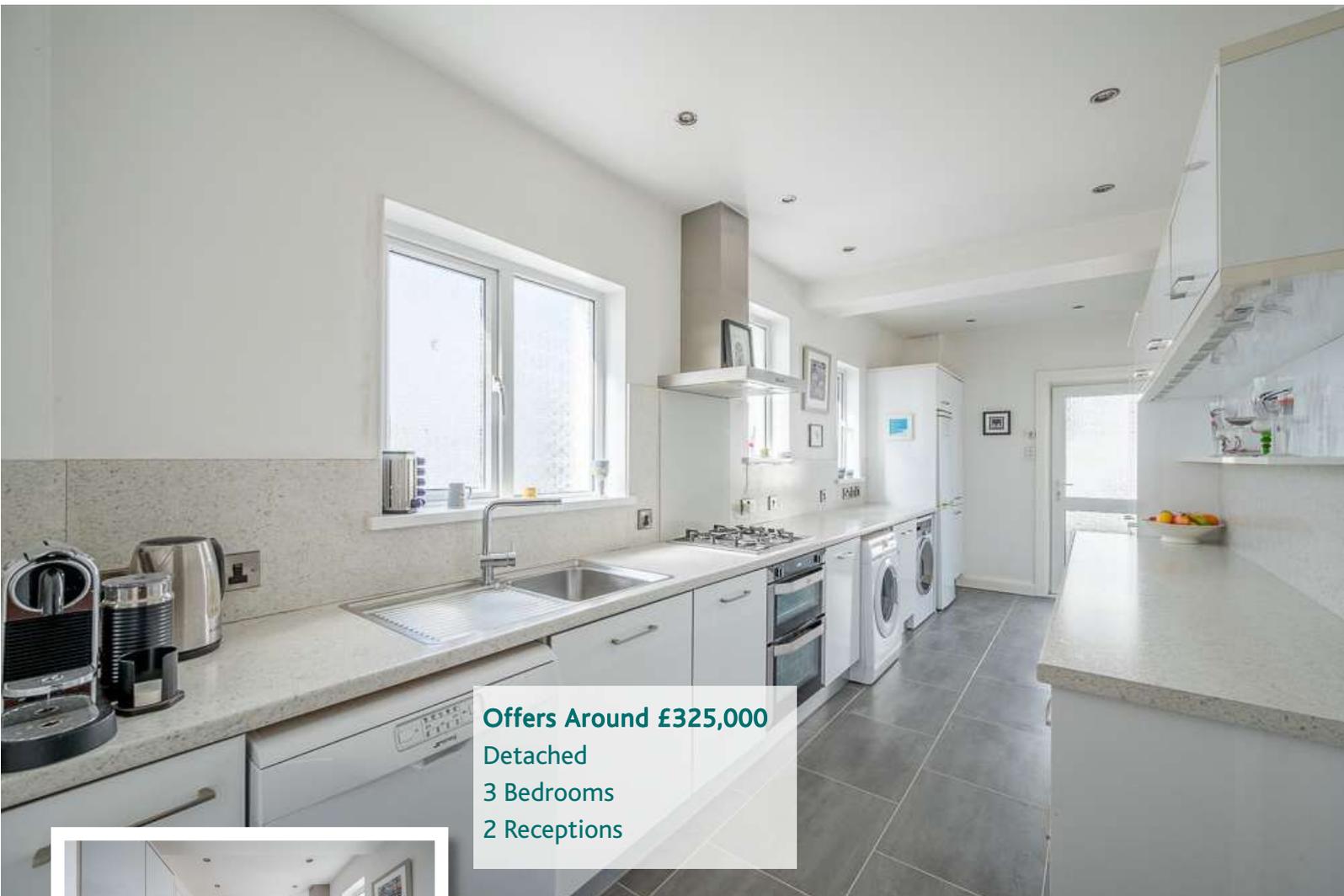


JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

23 Thornhill Park | Belfast, BT5 7AR
OFFERS AROUND £325,000

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





Offers Around £325,000
Detached
3 Bedrooms
2 Receptions

Property Features

- Attractive Extended Detached Family Home Located in Stormont, East Belfast
- Well Maintained and Tastefully Presented Throughout
- Covered Entrance Porch Leading to a Spacious Reception Hall with Original Stain Glass Windows and Wooden Paneled Walls
- Living Room and Separate Dining Room
- Downstairs WC
- Bespoke Fitted Kitchen with Excellent Range of Integrated Appliances and Built in Units
- Three Double Bedrooms
- Part Floored Roofspace with Excellent Storage
- Fitted Family Bathroom with White Suite and Both Bath and Shower Facilities
- Extensive Enclosed Private Corner Site with Southerly Aspect
- Driveway with Private Off-Street Parking
- Detached Garage
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- No Onward Chain
- Broadband Speed - Ultrafast



Accommodation

Ground Floor

- Reception Porch
- Spacious Reception Hall
- Downstairs WC
- Living Room
13'1" x 12'1"
- Dining Room
14' x 11'
- Kitchen
20' x 7'

First Floor

- Landing
- Roof Space
- Bedroom One
12'11" x 12'1"
- Bedroom Two
12' x 11'
- Bedroom Three/Office
12' x 7"
- Family Bathroom

Outside

- Landing Corner Site
with Enclosed Mature
Gardens
- Detached Garage
17'1" x 9'1"

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



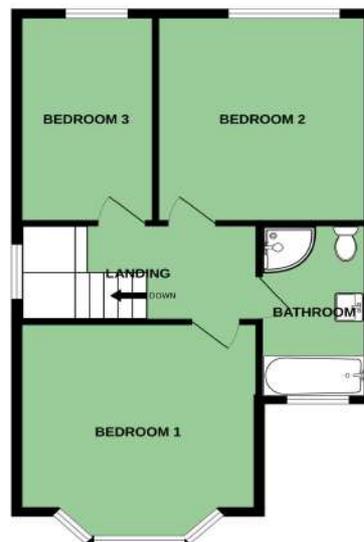
Thornhill Park is a highly sought after location enjoying a convenient and prestigious address off the Upper Newtownards Road. This location provides ease of access for the city commuter and is in close proximity to a wide and varied range of leading primary and grammar schools. Holywood Exchange and Belfast City Airport are also close at hand, as are Stormont Parliament Buildings and many other local recreational facilities, including Belmont Park, CIYMS and Bannatyne Health Club.

This detached property has been extended and offers spacious accommodation with an adaptable layout that will cater for family living. Well-presented throughout, the ground floor comprises of a spacious hallway with original stain glass windows and wooden panelling, fitted galley style kitchen, two separate large reception rooms and a ground floor WC. To the first floor there are three double bedrooms, fitted family bathroom with white suite comprising of both bath and shower facilities and access to a part floored roofspace with excellent additional storage. Further benefits include gas fired central heating and UPVC double glazing.

Externally the property occupies a substantial private corner site with southerly aspect and a private driveway leading to a detached garage with excellent potential for conversion to an office, gym or utility space. Further front, side and rear gardens provide an excellent array of outdoor space which is ideal for outdoor entertaining and children at play.

GROUND FLOOR

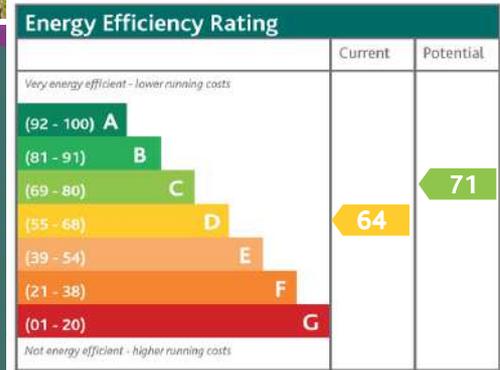
1ST FLOOR



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

Coming along the Upper Newtownards Road towards Stormont, turn right on to Thornhill Park at the traffic light with Castlehill. Number 23 is located on the right hand side on the corner with Thornhill Parade.



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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