

70 North Circular Road, Belfast, BT15 5FE

For Sale
Offers In Region Of
£279,950

This is a deceptively spacious detached family home situated in a quiet and highly regarded residential area of North Belfast convenient to excellent schools, shops and public transport facilities. The property has been extensively refurbished and extended in recent years to provide additional family accommodation. Our clients have spent a great deal of time, effort and expense in creating an outstanding family home with character and charm. This is a home we can recommend with utmost confidence.



Energy Efficiency Rating D.

T: 028 9080 0000





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  2

		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68	68	72
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

- Deceptively spacious semi detached villa (approximately 1937 sq. ft.) in highly popular residential
- 5 Bedrooms (one with ensuite shower room)
- 2 Separate reception rooms
- Spacious open plan kitchen / dining area
- Contemporary white bathroom suite
- Gas fired central heating /Double glazing in uPVC frames
- Convenient location
- Car parking space
- Well presented throughout
- Close to excellent school, shops and public transport facilities



The property comprises:

GROUND FLOOR

ENTRANCE PORCH: uPVC double glazed entrance door, original tiled flooring, leaded light detail

ENTRANCE HALL: Glass vestibule door, laminate wood flooring, cornice ceiling
Storage below stairs leading to separate basement area

LOUNGE: 16' 11" x 15' 10" (5.16m x 4.83m) (into bay)
Feature antique fireplace, over mantel and marble inset, corning and centre piece

LIVING ROOM: 13' 9" x 12' 1" (4.19m x 3.68m)
Laminate wood flooring, recessed lighting

KITCHEN OPEN PLAN TO DINING AREA: 16' 2" x 19' 4" (4.93m x 5.89m) Island unit, bowl and a half granite single drainer, granite worktops, range space, stainless steel extractor fan, fridge/freezer housing, integrated dishwasher, washing machine, wine rack, glass display unit, granite splash back, recessed lighting, strip lighting, tall larder, feature radiator, wood laminate floor. Dining area, uPVC double glazed patio doors, recessed lighting. Security alarm - mains wired

FIRST FLOOR

LANDING

BEDROOM (2): 9' 10" x 7' 8" (3m x 2.34m) Laminate wood flooring

BEDROOM (3): 13' 5" x 9' 9" (4.09m x 2.97m) Feature cast iron fireplace with tiled inset, laminate wood flooring

BEDROOM (4): 8' 6" x 13' 9" (2.59m x 4.19m) Laminate wood flooring

BEDROOM (5): 16' 10" x 14' 2" (5.13m x 4.32m) (into bay) Attractive slate fireplace with tiled inset, laminate wood flooring

BATHROOM: Modern white suite comprising roll top claw foot bath, electric shower, pedestal wash hand basin low flush wc, fully tiled walls, ceramic tiled floor.

FIXED STAIRCASE TO:

MASTER BEDROOM: 16' 0" x 20' 1" (4.88m x 6.12m)
Patio door, Juliette balcony, Velux roof light, recessed lighting, under eaves storage.

ENSUITE SHOWER ROOM: Modern white suite comprising shower cubicle, walk-in thermostatically controlled drench shower, telephone hand shower, vanity unit, low flush wc, fully tiled walls.

OUTSIDE

Double width gates, brick paved driveway, car parking bays, hard landscaped rear, artificial grass and putting green, outside light and tap, boiler house, gas boiler, panoramic views over the City.

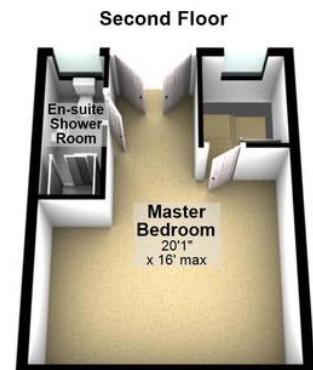
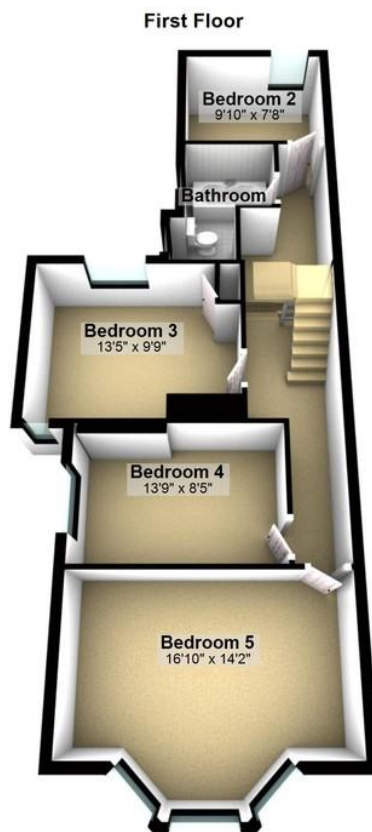
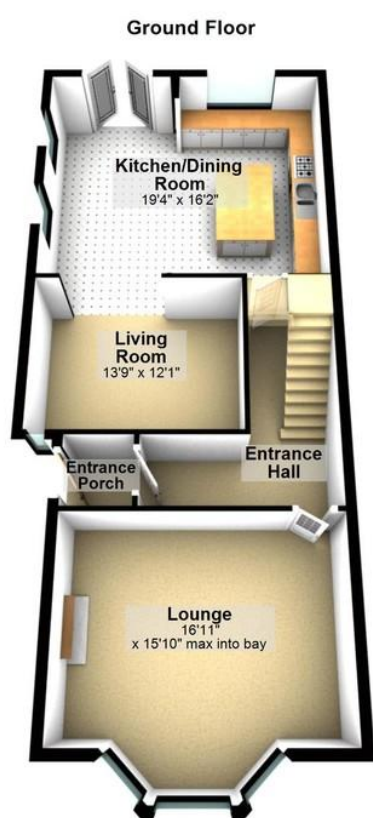
Basement area- suitable for storage, access from the rear of property











Honesty Integrity Respect

Our business is founded on our values. We strive to demonstrate honesty and

Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future.

Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

Please
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