

60 Sunningdale Park, Belfast, BT14 6RW

For Sale
Offers Over
£319,500

This is a most impressive detached family home situated in a quiet and highly regarded residential area of North Belfast which experiences strong demand. The property is presented to an exacting standard throughout by our clients who have spent a great deal of time, effort and expense in creating an outstanding family home. Of particular interest to many will be the fact the site borders Cliftonville Golf Club, enjoying magnificent views. This is a home we can recommend with great confidence.



Energy Efficiency Rating F.

T: 028 9080 0000





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  1
  3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		40 E
21-38	F	31 F	
1-20	G		

- Impressive detached villa in a highly popular residential area
- 4 Bedrooms
- 3 Separate reception rooms
- Superb fitted kitchen with luxury granite worksurfaces
- Bathroom with modern white suite
- Ground floor cloaks
- Oil fired central heating
- Double glazing in uPVC frames (except cloakroom window)
- Garage (30' 0" x 8' 0")



The property comprises of

GROUND FLOOR

RECEPTION PORCH Tiled flooring.

RECEPTION HALL Polished flooring.

CLOAKROOM Low flush WC, pedestal wash hand basin, ceramic tiled flooring.

LOUNGE 16' 6" x 11' 7" (5.03m x 3.53m)
(Into bay) feature fireplace with gas fire, corning.

KITCHEN 15' 9" x 7' 12" (4.8m x 2.44m)
Built-in oak units, granite worksurfaces, sink unit with mixer tap, extractor fan, fridge / freezer, tiling, ceramic tiled flooring, downlighters.

DINING ROOM 12' 5" x 11' 0" (3.78m x 3.35m)
Dimmer switch.

FAMILY ROOM 13' 0" x 12' 6" (3.96m x 3.81m)
Luxury marble fireplace.

FIRST FLOOR

SPACIOUS BRIGHT LANDING Stained glass window, hotpress, roofspace approached by slings-by type ladder.

BEDROOM (1) 12' 6" x 10' 7" (3.81m x 3.23m)
Built-in sliderobes, view of golf course.

BEDROOM (2) 14' 0" x 11' 8" (4.27m x 3.56m)
Corning.

BEDROOM (3) 12' 2" x 10' 5" (3.71m x 3.18m)

BEDROOM (4) 11' 0" x 9' 3" (3.35m x 2.82m)
View of golf course.

BATHROOM Modern white suite comprising of panelled bath, electric shower, pedestal wash hand basin, low flush WC, ceramic tiled flooring, uPVC ceiling, downlighters.

OUTSIDE

Front in lawn, plants, trees and shrubs.

Rear in lawn, plants, trees and shrubs. The garden borders Cliftonville Golf Club.

Oil storage tank.

GARAGE 30' 0" x 8' 0" (9.14m x 2.44m)

Light and power, plumbed for washing machine, oil fired boiler.



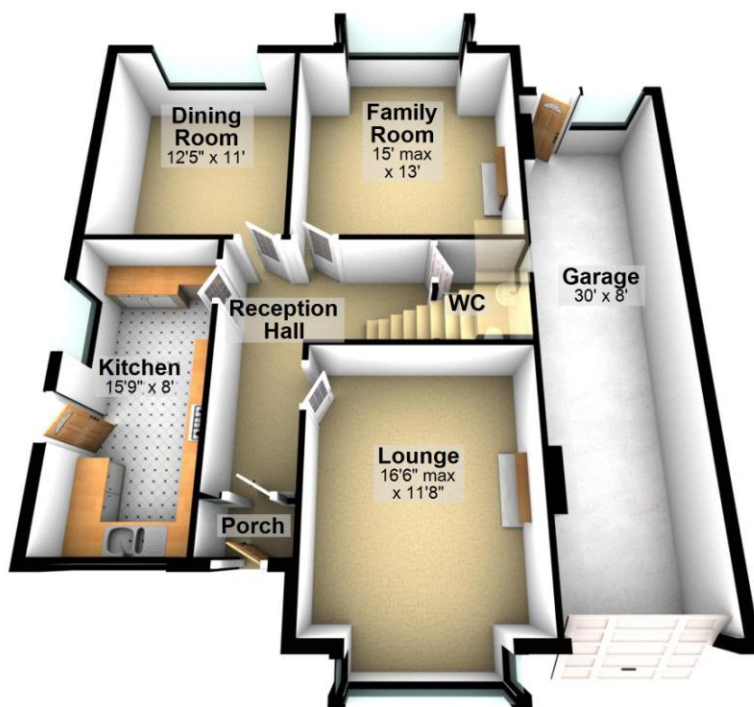








Ground Floor



First Floor



McMillan

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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
call in or
contact us
for any
advice

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For each sale with McMillan Estate Agents a donation is made to the following charities

