

6 Hughenden Avenue, Belfast, BT15 5DB

For Sale
Offers Over
£229,950

An excellent opportunity to purchase this spacious detached villa in a highly popular and convenient location. This property offers generous, well-proportioned family accommodation and although is in need of some modernisation it is sure to experience high demand. We encourage early viewing to avoid disappointment.



Energy Efficiency Rating G.

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		
21-38	F		

41 | E

- Spacious detached villa in popular and convenient location
- 4 Bedrooms
- 3 Separate reception rooms (all with original fireplaces)
- Ivory Shaker Style fitted kitchen
- White bathroom suite with separate WC
- Double glazing in uPVC frames
- Oil fired central heating
- Detached garage



GOUNND FLOOR

ENTRANCE PORCH: Double doors, original tiled floor

ENTRANCE HALL: Laminate wood floor, spacious cloaks with panelled walls, under stairs storage, separate storage room with oil fired boiler

LOUNGE: 16' 10" (into bay) x 12' 11" (5.13m x 3.94m)
Original tiled fireplace, open fire

FAMILY ROOM: 14' 0" x 12' 10" (4.27m x 3.91m)
Tiled fireplace, open fire

DINING ROOM: 12' 0" x 11' 10" (3.66m x 3.61m)
Laminate wood flooring, original tiled fireplace

KITCHEN: 14' 8" x 9' 1" (4.47m x 2.77m) Range of high and low level units, ivory Shaker Style units, round edge work surfaces, single drainer stainless steel sink unit, mixer taps, build in stainless steel oven and hob, extractor fan, breakfast bar, plumbed for washing machine, wall lights, ceramic tiled floor, pelmet with downlighters

FIRST FLOOR

LANDING

BEDROOM (1): 13' 10" x 12' 11" (4.22m x 3.94m)

BEDROOM (2): 11' 9" x 8' 8" (13'0" at max) (3.58m x 2.64m)

BEDROOM (3): 10' 4" x 8' 10" (3.15m x 2.69m)

BEDROOM (4): 8' 6" x 7' 9" (2.59m x 2.36m)

BATHROOM: White suite comprising panelled bath, glazed shower screen, Triton electric shower, pedestal wash hand basin, hotpress with insulated copper cylinder, wall hung wash hand basin

SEPERATE WC: Low flush WC, access to roofspace

ROOF SPACE: Fully floored, Velux window (no building control or planning permission)

OUTSIDE

Front in lawn

Driveway to side with double entrance gate

Enclosed yard to rear and side

Outside light and tap

PVC oil storage tank

GARAGE: 28' 11" x 11' 1" (8.81m x 3.38m) Twin up and over doors, light and power



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.

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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
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