

10 Somerton Park, Belfast, BT15 4DP

For Sale
Offers Over
£255,000

This family home has been tastefully decorated by its current owners allowing someone to move in and enjoy. From you enter the hall it is apparent the character a property like this offers and any works that have been carried out have been tastefully completed. With a generous south facing garden to the rear, we recommend this property with great confidence.



Energy Efficiency Rating D.

T: 028 9080 0000





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |

- Extended red brick Semi Detached property in popular residential area
- 3 Bedrooms/Floored roof space
- Lounge with solid polished floor boards and feature stove
- Dining room open plan to:-
- Modern fitted kitchen
- Gas fired central heating
- Ground floor shower room/First floor luxury bathroom
- Double glazing in uPVC frames
- Extended rear garden
- Garage



GROUND FLOOR

RECEPTION HALL: Solid polished floor boards, composite front door, stain glass window, under stairs storage, gas boiler

LOUNGE: 15' 5" x 11' 5" (4.7m x 3.48m) Solid polished floor boards, feature fireplace with stove, picture rail, coving

DINING ROOM: 23' 4" x 11' 5" (7.11m x 3.48m) Modern range of high and low level units, space for American fridge freezer, built in microwave, polished floor boards, downlighters

KITCHEN/DINING AREA: 13' 0" x 8' 10" (3.96m x 2.69m) Modern fitted kitchen with range of high and low level units, solid work surfaces, Belfast sink with mixer tap, space for Range cooker, space for American fridge freezer, stainless steel extractor fan, built in microwave, built in dishwasher, plumbed for washing machine, polished floor boards, downlighters, door to rear garden

SHOWER ROOM: Low flush WC, pedestal wash hand basin, corner shower, tiling, ceramic tiled floor, heated towel rail, downlighters, extractor fan

FIRST FLOOR

BEDROOM (1): 15' 5" x 10' 0" (4.7m x 3.05m) Solid wood floor, view of Cavehill

BEDROOM (2): 11' 3" x 10' 0" (3.43m x 3.05m)

BEDROOM (3): 8' 2" x 7' 1" (2.49m x 2.16m) Solid wood flooring

BATHROOM: Luxury white bathroom suite, low flush WC, pedestal wash hand basin, roll top bath with mixer tap and hand shower, luxury tiling, ceramic tiled floor, heated towel rail

SECOND FLOOR

ROOF SPACE: 10' 11" x 10' 2" (3.33m x 3.1m) Roof space accessed by fixed staircase, eaves storage, solid wood floor, Velux window

OUTSIDE

Front in lawn, plants, trees and shrubs

Side in driveway

Rear in south facing garden with decked area, lawn, flower beds

Shed

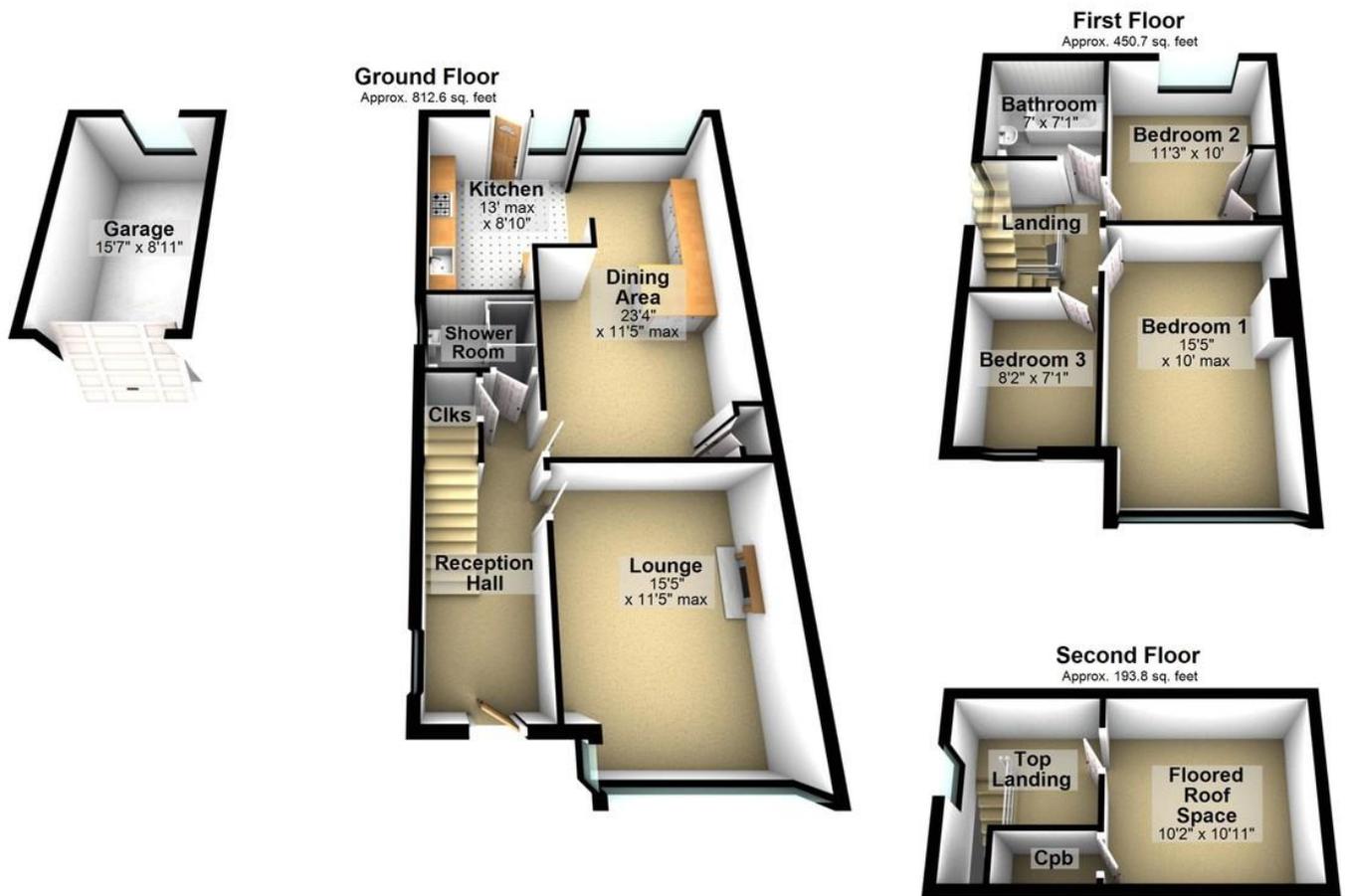
GARAGE: 15' 7" x 8' 11" (4.75m x 2.72m)











Total area: approx. 1457.1 sq. feet

**Honesty
Integrity
Respect**

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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**

McMillan Estate Agents
11 Portland Avenue
Glengormley
Newtownabbey
County Antrim
BT36 5EY

T: 028 9080 0000

F:

E: info@jimmcmillan.co.uk



@mcmillanestates



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