



Modernised by the current owners within the past couple of years, they have installed a well-appointed kitchen, new French doors plus an attractively finished driveway.

The reception accommodation is open plan with a twin aspect so there is a superb degree of natural light.

In addition to three bedrooms there is a useful floored roofspace which could be put to a variety of usages including those now working from home.

Externally this is complemented by a good-sized garage and an excellent rear garden, It is private, south-facing and fully enclosed making it ideal for children and outdoor entertaining.

Early viewing is strongly recommended so as not to miss out.

Offers Over
£265,000

56 Orangefield Crescent,
BELFAST,
BT6 9GH

Viewing by
appointment with
& through agent
028 9065 0000



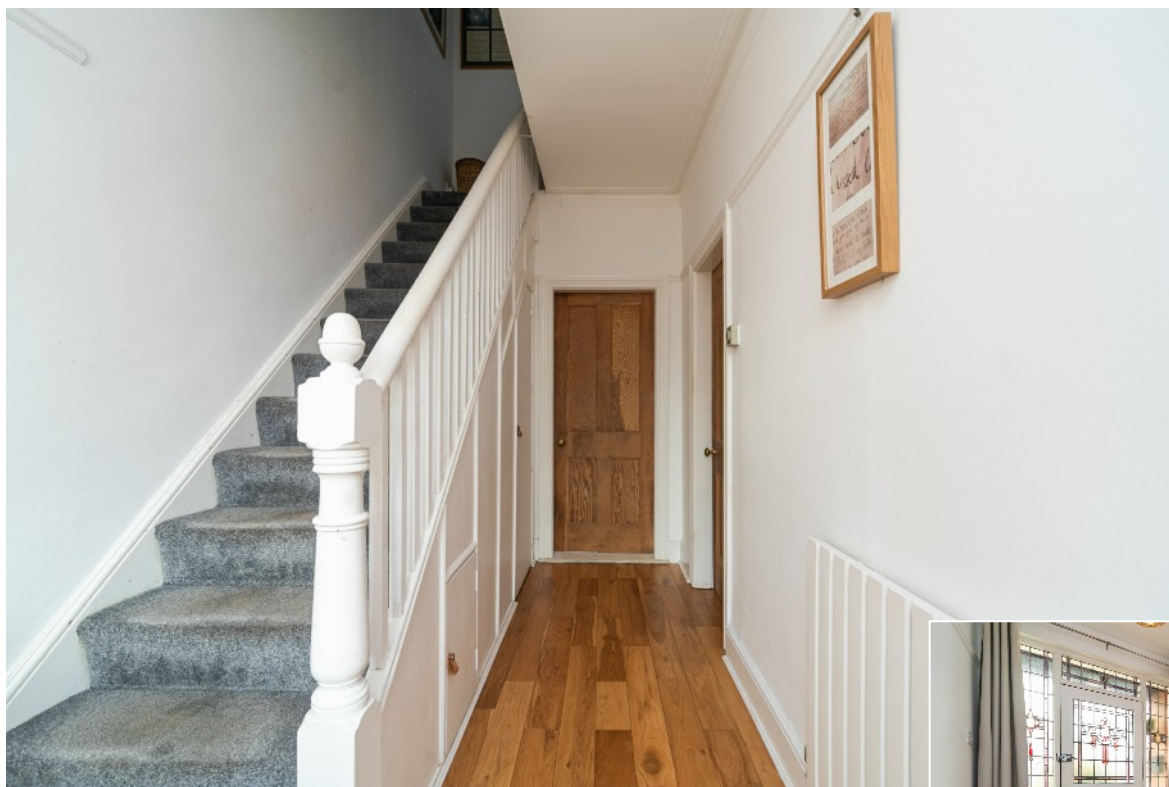
- Attractive semi-detached villa
- Three bedrooms
- Living room with bay window and attractive fireplace
- Open plan dining area with French doors to garden
- Modern, extended kitchen with breakfast bar
- Excellent range of appliances included
- Bathroom with white suite
- Useful floored roofspace
- Detached brick garage with utility area
- "Exposa" driveway with off-street parking
- Good sized, south-facing rear garden
- Gas fired central heating
- Double glazed windows throughout
- Close to excellent local schools and amenities

The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Original front door with leaded stained glass insets and side lights.

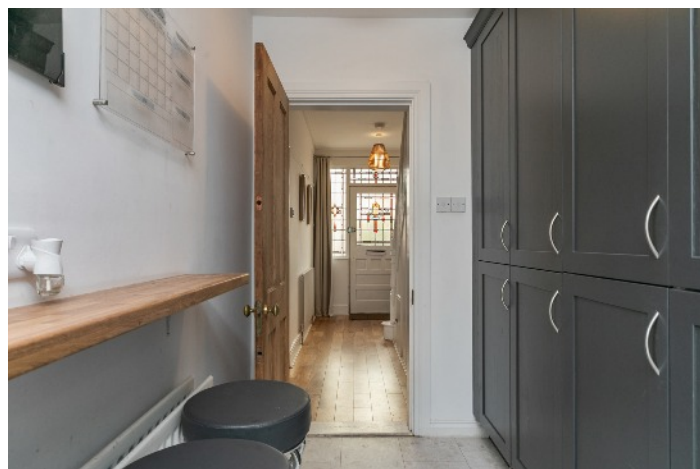
RECEPTION HALL: Cornice ceiling, picture rail, solid wood flooring, under stairs storage cupboard.



LIVING/DINING ROOM: 23' 9" x 10' 4" (7.24m x 3.15m) (into bay). Cornice ceiling, picture rail. Feature radiator, hole-in-the-wall fireplace with timber mantel and slate hearth. French doors to garden.



KITCHEN/BREAKFAST AREA: 20' 7" x 6' 3" (6.28m x 1.91m) Modern range of high and low level units. Single drainer one and a half bowl stainless steel sink unit. Integrated appliances including four ring gas hob with extractor fan over. Indesit double oven with Hotpoint microwave above. Indesit dishwasher, Hotpoint fridge/freezer. Breakfast bar. Part tiled walls, uPVC double glazed back door to garden.



First Floor Return

BATHROOM: White suite comprising panelled bath with Mira excel shower over. Pedestal wash hand basin with integrated storage. Low flush WC. Fully tiled walls. Ceramic tiled floor.



First Floor

BEDROOM (1): 13' 5" x 10' 6" (4.09m x 3.19m) Into bay. Cornice ceiling. Built - in furniture including robes & over bed storage cupboards.



BEDROOM (2): 10' 5" x 9' 11" (3.17m x 3.03m) Cornice ceiling, picture rail.

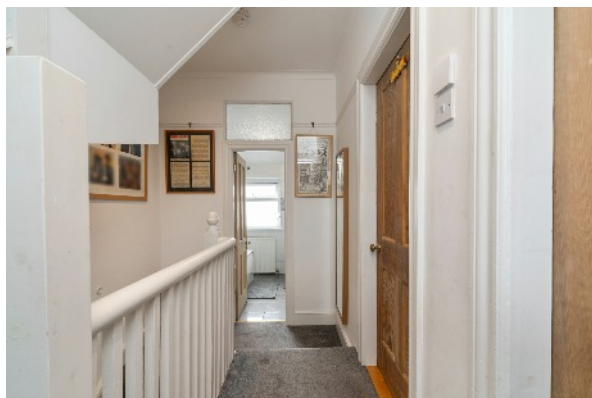


BEDROOM (3): 7' 0 x 6' 6" (2.13m x 1.98m) Cornice ceiling, picture rail.



LANDING: Cornice ceiling, picture rail. Access via fixed staircase to...

ATTIC ROOM Floored and sheeted with power, light and heat. Velux window.

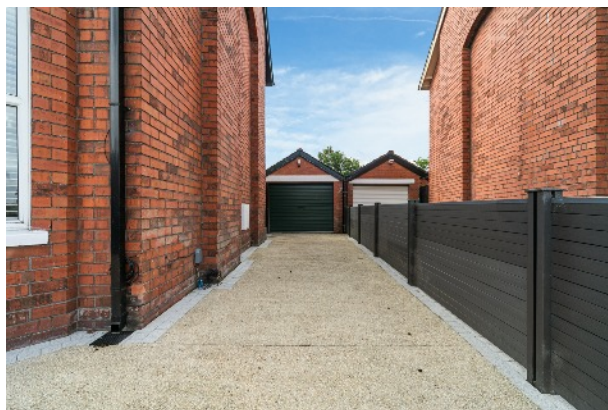


Outside

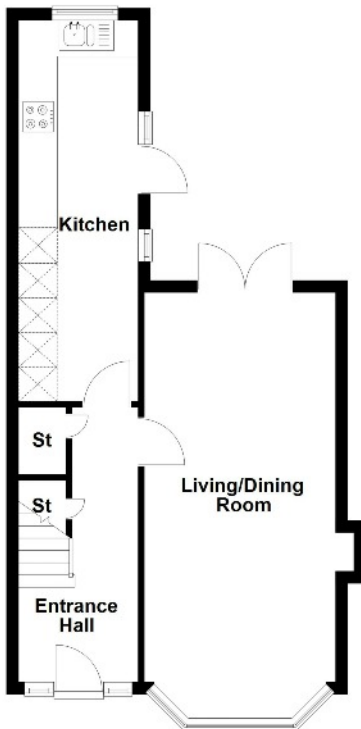
OUTSIDE Exposed sealed stone driveway with brick pavior hedging. Side - by- side parking for two vehicles, plus additional area to side leading to...

DETACHED BRICK GARAGE: 23' 2" x 11' 2" (7.06m x 3.4m) Roller shutter door, power and light. Natural gas boiler. Utility area with sink unit: plumbed for washing machine and space for tumble dryer. Door to garden. Gate from driveway to...

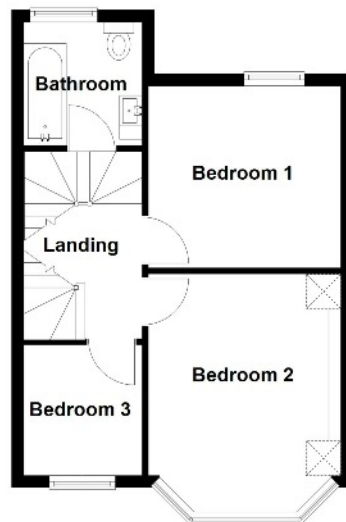
REAR Fully enclosed, south - facing rear garden. Mainly in lawns with flagged patio area. Variety of mature plants, trees and flowering shrubs providing good degree of natural screening. Outside light and tap.



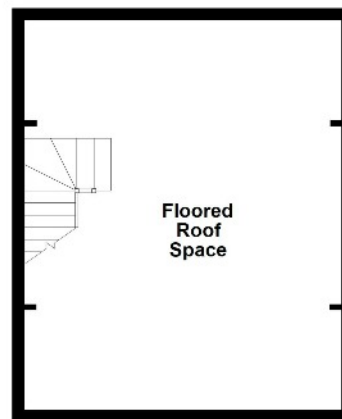
Ground Floor



First Floor



Second Floor



56 Orangefield Crescent, Belfast

Location:

Orangefield Crescent runs between Ladas Drive and the Castlereagh Road, near the main crossroads at Grand Parade.

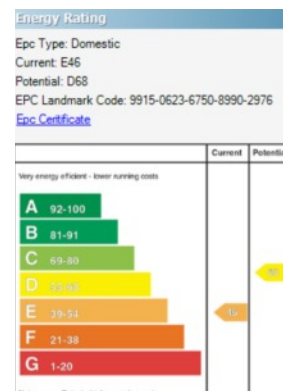
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