

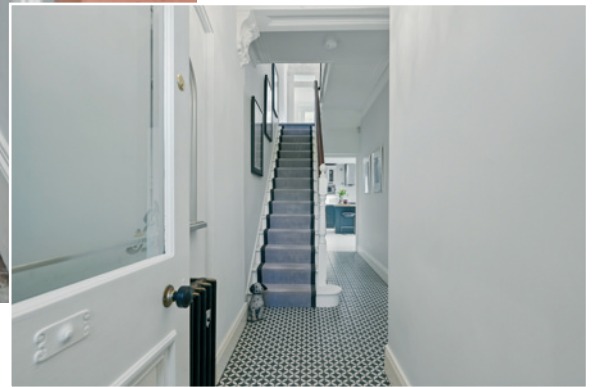


Offers Over
£465,000

84 Earlswood Road,
BELFAST,
BT4 3DZ

Viewing by
appointment with
& through agent
028 9065 0000

Long regarded as one of East Belfast's premier addresses, Earlswood Road is a tree-lined street in the heart of Ballyhackamore with its array of shops, amenities, eateries and the Glider Rapid Transit system. As soon as you enter the gracious reception hall of this beautiful, semi detached home, you get a feel for its warmth and character. Having been sympathetically restored, many original period features have been retained and natural light abounds as it follows you around the charming interior. The generous accommodation offers a spacious lounge, kitchen with casual dining area and three well-proportioned bedrooms. The property also boasts a separate utility and ground floor shower room. Externally there is a delightful, mature private and enclosed South facing garden in lawn to the rear. The property also benefits from driveway parking for two cars. Ideal for availing of a range of excellent, renowned schooling for all ages, the convenient location will appeal to a broad range of discerning purchasers.



- Charming period semi detached home
- Modern finish with many original features lovingly retained
- Spacious lounge with feature fireplace
- Kitchen with centre island and casual dining area
- Separate utility room with access to shower room
- Three good sized bedrooms
- Bathroom with separate shower cubicle
- Majority restored double glazed wooden sliding sash windows
- Gas central heating
- Pebbled driveway parking for two cars
- Private and enclosed South facing rear garden in lawn with paviour seating area
- Only a few minutes walk from both Ballyhackamore and Belmont Villages
- Close to a leading primary and secondary schools and a Glider stop

The Property Comprises:

Ground Floor

Hardwood front door with feature stained glass window to:

ENTRANCE PORCH: Feature tiled floor, glazed door to:

ENTRANCE HALL: Tiled floor, feature cast iron radiator,

LOUNGE: 27' 1" x 11' 8" (8.25m x 3.56m) (into bay and at widest points). Feature fireplace with slate hearth, built-in shelving and cupboards, laminate wood effect floor, cornice ceiling, ceiling rose.



KITCHEN/DINING: 17' 7" x 16' 5" (5.36m x 5m) Modern fitted kitchen with range of high and low level units, range style cooker with six ring gas hob, stainless steel extractor hood, integrated microwave, integrated dishwasher, integrated fridge/freezer. One and a half bowl single drainer sink unit, centre island with solid wood work top, storage and breakfast bar area. Tiled floor, Velux windows, low voltage spotlights. Twin pull out ladders, glazed door to rear.



UTILITY ROOM: 7' 6" x 6' 1" (2.29m x 1.85m) Plumbed for washing machine, gas boiler cupboard, tiled floor. Access to:

SHOWER ROOM: White suite comprising low flush wc, half pedestal wash hand basin, fully tiled shower cubicle, tiled floor, chrome heated towel rail, low voltage spotlights.



First Floor Return

Cornice ceiling. Access to roofspace.

BEDROOM (2): 15' 2" x 9' 10" (4.62m x 3m) (into bay). Feature stained glass windows, laminate wood effect floor.



BATHROOM: White suite comprising free standing roll top bath, low flush wc, half pedestal wash hand basin, chrome heated towel rail, fully tiled shower cubicle with rain head and telephone hand shower, tiled floor, part tiled walls.



First Floor

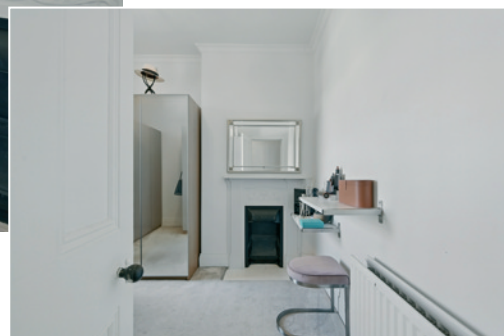
LANDING: Access to roofspace via Slingsby type ladder.



BEDROOM (1): 15' 2" x 14' 3" (4.62m x 4.34m) (into bay). Cornice ceiling, low voltage spotlights, feature wood panelling.



BEDROOM (3): 10' 9" x 9' 11" (3.28m x 3.02m) Feature cast iron fireplace with tiled hearth, cornice ceiling.



Outside

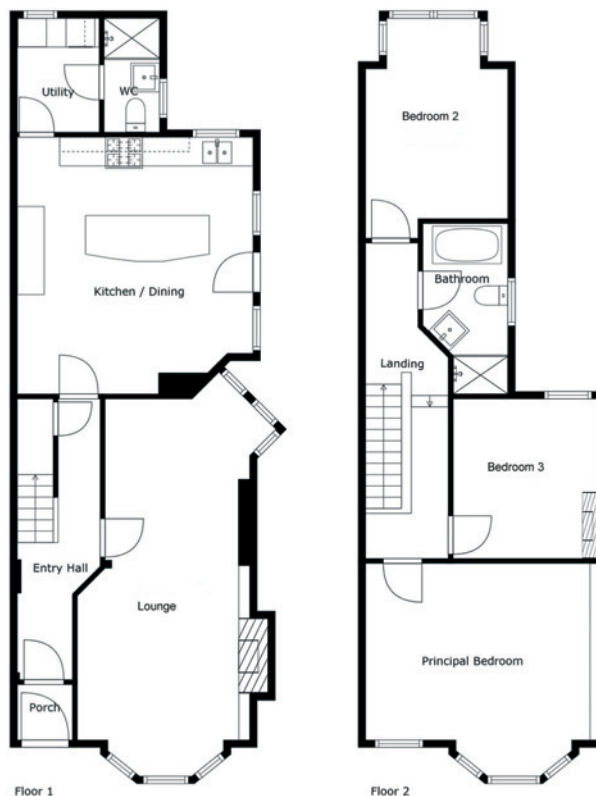
FRONT: Pebbled driveway parking for two cars.

REAR: Private and enclosed south facing garden in lawn with pavior seating area, light, tap, boundary hedging.



Location:

Heading out of Belfast on the Upper Newtownards Road, turn left on to Earlswood Road, just after the Sandown Road traffic lights. Property on the left.



Sizes And Dimensions Are Approximate. Actual May Vary.

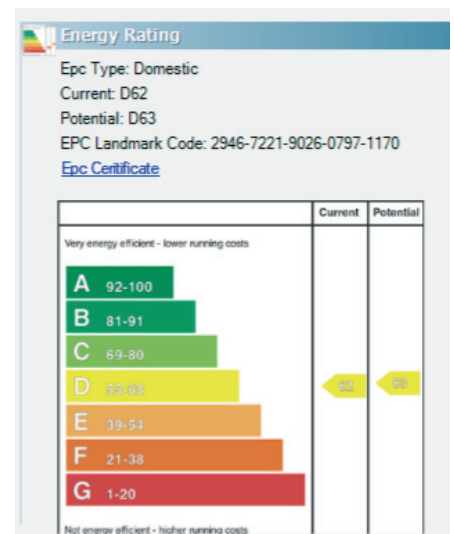
Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.