



Situated one of East Belfast's most highly regarded tree-lined parks, this period semi-detached home offers excellent family accommodation over three floors. Of particular note is the living room leading to the modern kitchen and dining area with French doors to rear garden, giving the property that modern day living feel.

Externally the property benefits from driveway parking for two cars and a low maintenance, enclosed Southwest facing garden with raised patio seating area, ideal for entertaining.

Ballyhackamore and Belmont Villages with their array of shops, amenities and eateries are only a short stroll away. Belfast City Centre is also easily accessible via the new "Glider" bus system, perfect for commuters. This combined with a range of excellent schooling for all ages makes this lovely home an attractive proposition for a range of buyers.

Offers Over
£525,000

76 Earlswood Road,
Ballyhackamore,
BELFAST,
BT4 3DZ

Viewing by
appointment with
& through agent
028 9065 0000



- Charming Period Three Storey Family home in highly regarded East Belfast address
- Lounge with bay window and wood burning stove
- Living room, with open access to dining area and French doors to rear garden
- Modern fitted kitchen with built in appliances and utility area
- Four double bedrooms, one with built in robes
- Family bathroom/Separate ground floor WC
- Gas central heating/Double glazing
- Driveway parking for two cars/Timber storage shed
- Southwest facing rear garden in lawn with raised patio seating area
- Extremely convenient location within walking distance of leading local schools, restaurants, and independent shops

The Property Comprises:
Hard wood front door to...

Ground Floor

ENTRANCE HALL: Wooden floor, low voltage spotlights.



LOUNGE: 14' 1" x 12' 0" (4.29m x 3.66m) Into Bay. Wooden floor, feature fireplace with wood burning stove and slate hearth.



LIVING ROOM: 13' 3" x 10' 10" (4.04m x 3.3m) Wooden floor, understair storage cupboard, open access to...

DINING ROOM: 16' 3" x 7' 0" (4.95m x 2.13m) Feature glazed roof, tiled floor, glazed double doors to rear, open to...



KITCHEN 16' 4" x 9' 1" (4.98m x 2.77m) Modern fully fitted kitchen with range of high and low level units, stainless steel double drainer sink unit, integrated dishwasher, plumbed for washing machine, alcove for range style cooker with stainless steel splashback, stainless steel extractor hood, tiled floor, part tiled walls, low voltage spotlights.

UTILITY AREA:



WC: Low flush WC, pedestal wash hand basin, tiled floor, part tiled walls.

First Floor Return



BATHROOM: White suite comprising low flush WC, wash hand basin, "p" shaped bath with mixer tap and telephone hand shower, walk in shower cubicle, part tiled walls, tiled floor, chrome heated towel rail.



First Floor

BEDROOM (1): 16' 10" x 13' 11" (5.13m x 4.24m) Into Bay. Sanded and varnished floorboards.



BEDROOM (2): 10' 11" x 10' 5" (3.33m x 3.18m)

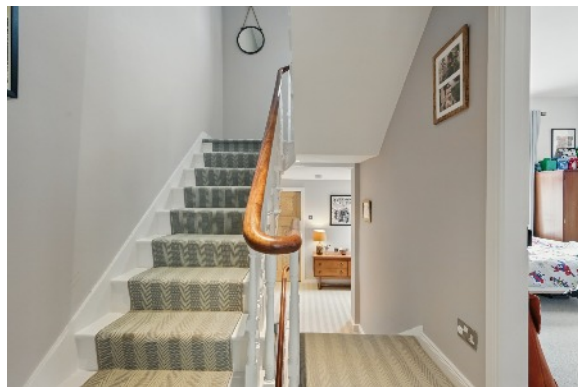


Second Floor

LANDING: Access to roofspace via slingsby style ladder.

BEDROOM (3): 17' 0" x 11' 1" (5.18m x 3.38m) Built in robes.

BEDROOM (4): 10' 11" x 10' 5" (3.33m x 3.18m)



Outside

FRONT: Pebbled driveway with parking for second car, timber storage shed.

REAR: Enclosed south facing rear garden with artificial lawn and raised patio seating area with boundary hedging.



Telephone 028 9065 0000
www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Coming in to Ballyhackamore from the City Centre on the Upper Newtownards Road, turn left after Templeton Robinson/Sandown Road traffic lights into Earlswood Road. Property is on left hand side after Kincora Avenue junction. Can also be accessed via Belmont Road, just after shops.

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

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Epc Type: Domestic
 Current: E52
 Potential: D65
 EPC Landmark Code: 0569-2991-0157-9993-6811
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		65
E 39-54	52	
F 21-38		
G 1-20		

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