



In excellent decorative order, this extended semi detached villa is conveniently located across from the grounds of Strandown Primary School.

The superb open plan kitchen with a vaulted ceiling is large enough to incorporate casual dining/sitting areas thus increasing the versatility of the layout.

Externally this is complemented by off-street parking to the front and an enclosed rear garden which is ideal for adults and children alike.

A stone's throw from the heart of Ballyhackamore Village with its superb array of shops, amenities and eateries, the sale should attract broad appeal.

With little to do except move in, we have no hesitation in recommending internal inspection.

Offers Over
£249,950

96 North Road,
Ballyhackamore,
BELFAST,
BT4 3DJ

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive, bay fronted, semi-detached villa
- Highly desirable location, walking distance to Belmont & Ballyhackamore
- Three well-proportioned bedrooms
- Extended, modern kitchen with vaulted ceiling & newly installed sliding glazed doors
- Open plan casual dining/sitting areas
- Through living/dining room with bay window
- Bathroom with modern white suite
- GFCH. New boiler installed 2025
- Double glazing throughout
- Off-street parking to front
- Enclosed south and west facing rear garden
- Excellent public & private transport links to Belfast City Centre
- No onward chain / chain free purchase

The Property Comprises:

Ground Floor

Composite front door with glazed panel.

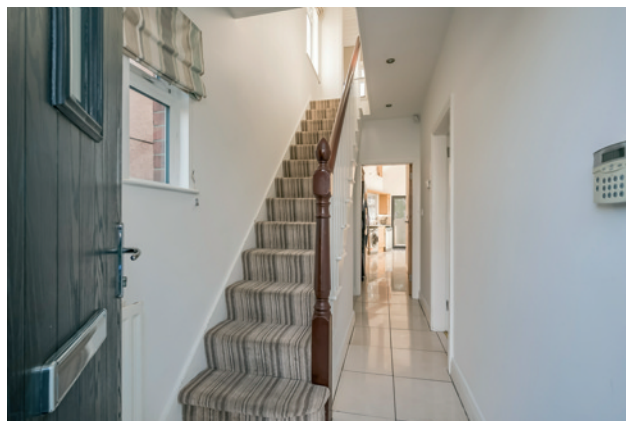
HALLWAY: Ceramic tiled floor, under stairs cloaks area and access to cupboard under stairs.

LIVING ROOM: 22' 9" x 9' 3" (6.94m x 2.83m) (Into bay and at widest points). Engineered wood flooring. Open plan to:

DINING: Double doors with glazed panels to:

KITCHEN/DINING: 22' 5" x 13' 4" (6.84m x 4.07m) (Narrowing to 4.35m). (Average).

Modern range of high and low level units including boiler cupboard with new Worcester Bosch Phoenix gas boiler. Single drainer stainless steel sink unit. Belling range style cooker with 7 ring gas hob and double ovens, extractor fan over. Plumbed for washing machine, plumbed for dishwasher, plumbed for American style fridge/freezer. Ceramic tiled floor, part tiled walls.



First Floor

BEDROOM (1): 10' 8" x 8' 8" (3.26m x 2.65m) (At widest points).

BEDROOM (2): 10' 1" x 8' 8" (3.07m x 2.64m)

BEDROOM (3): 6' 11" x 6' 0" (2.11m x 1.83m)

BATHROOM: White suite comprising panelled bath with chrome shower controls and screen. Low flush wc, wash hand basin with storage underneath. Fully tiled walls, ceramic tiled floor, chrome heated towel rail.

Outside

FRONT: Off-street parking/driveway laid in brick paviors. Lawn with border hedging.

FULLY ENCLOSED REAR GARDEN: With southern and westerly aspects. New timber deck and gate with steps down to lawned garden with hedging and mature trees. Timber shed, side wooden fence with gate to bin area.

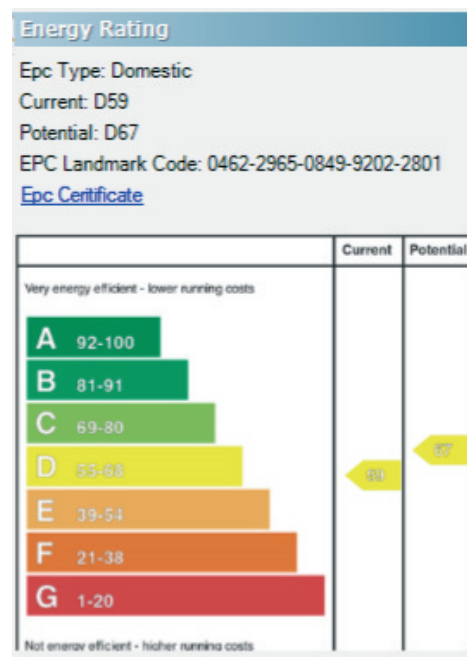


Location:

From Templeton Robinson office in centre of Ballyhackamore, head towards City Centre on Upper Newtownards Road. Just after Marks and Spencers turn right at traffic lights and property is on the left hand side.

Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



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