

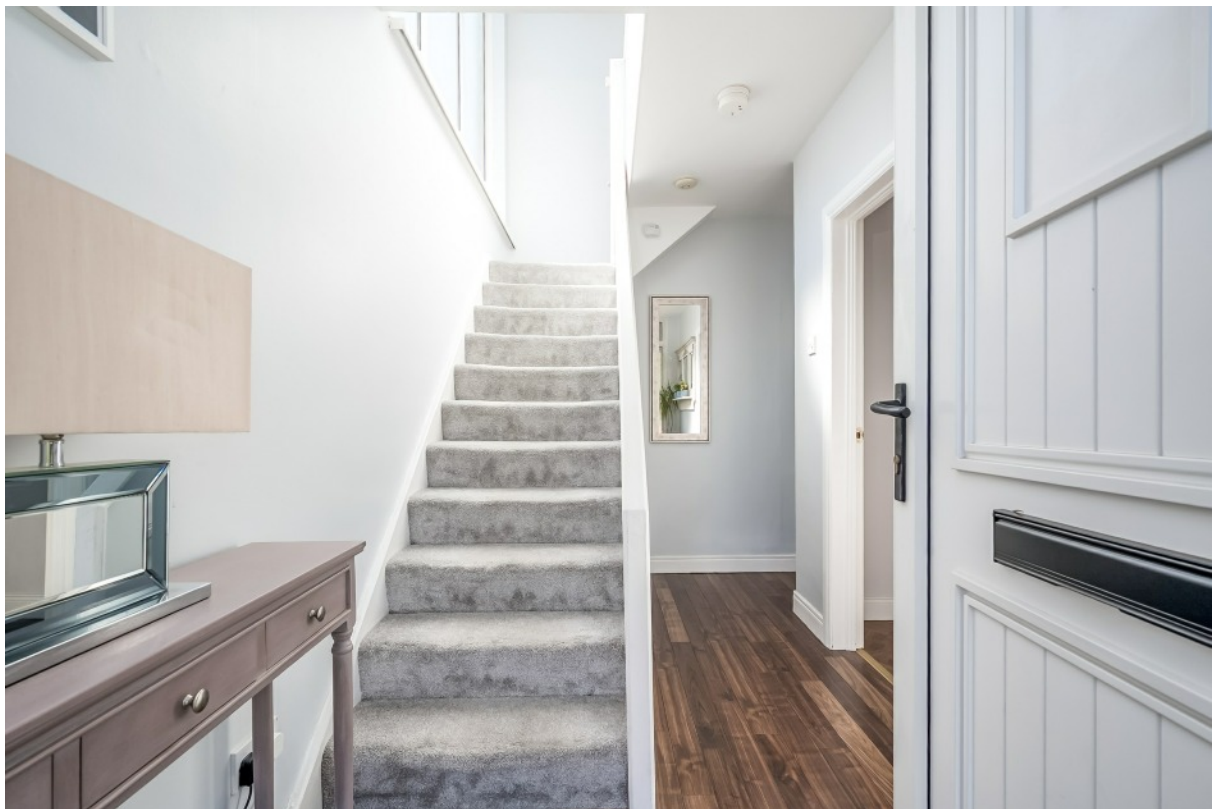


Excellent opportunity to purchase a bright and spacious semi-detached family home in a popular and extremely convenient location just off Finaghy Road North. Within close proximity is leading schools, shops, restaurants and public transport links to Belfast City Centre. Internally the property is beautifully presented throughout comprising of a large living room with feature fireplace, a good sized dining room leading to a modern fully fitted kitchen. Upstairs there is a modern family bathroom, three well-proportioned bedrooms, and slingsby ladder access into a floored roof space providing additional storage. The property further benefits from gas central heating, double glazed windows, beautiful front and rear gardens with paved area, including ample driveway parking. Ready to move into, this property will no doubt appeal to a range of potential buyers, early viewing is highly recommended.

Offers Over
£229,950

59 Orchardville Avenue,
BELFAST,
BT10 0JH

Viewing by
appointment
through agent
028 9066 3030



- Beautifully presented semi-detached home, situated in a highly sought after and most convenient location
- Bright living room with feature fireplace
- Spacious dining room open to modern fully fitted kitchen
- Contemporary first floor family bathroom
- Three well proportioned bedrooms
- Double glazing throughout; Gas heating
- Enclosed rear garden with brick built utility area
- Driveway parking to the front
- Great location, ideal for first-time buyers. Early viewing highly recommended

The Property Comprises:

Ground Floor

HALLWAY: uPVC front door, laminate wood effect flooring, understair storage.



LIVING ROOM: 12' 4" x 11' 3" (3.76m x 3.43m) Feature fireplace with limestone surround and electric insert, herringbone effect flooring.



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www.templetonrobinson.com

DINING ROOM: 12' 1" x 10' 6" (3.68m x 3.2m) Laminate wood effect flooring.



KITCHEN: 9' 10" x 8' 0" (3m x 2.44m) Modern fitted kitchen with range of high and low level units, built in oven, gas hob and extractor fan, integrated fridge freezer and dishwasher, stainless steel sink with mixer tap, laminate work surfaces, laminate wood effect flooring, recessed lighting.



First Floor

LANDING: Carpeted, access to floored roofspace.

BATHROOM: 8' 0" x 7' 5" (2.44m x 2.26m) Low flush WC, wash hand basin, bath, walk in corner shower, fully tiled, recessed lighting, extractor, mirrored vanity unit.



BEDROOM (1): 12' 1" x 10' 8" (3.68m x 3.25m) Carpeted.



BEDROOM (2): 11' 3" x 8' 9" (3.43m x 2.67m) Carpeted, built in sliding wardrobes.



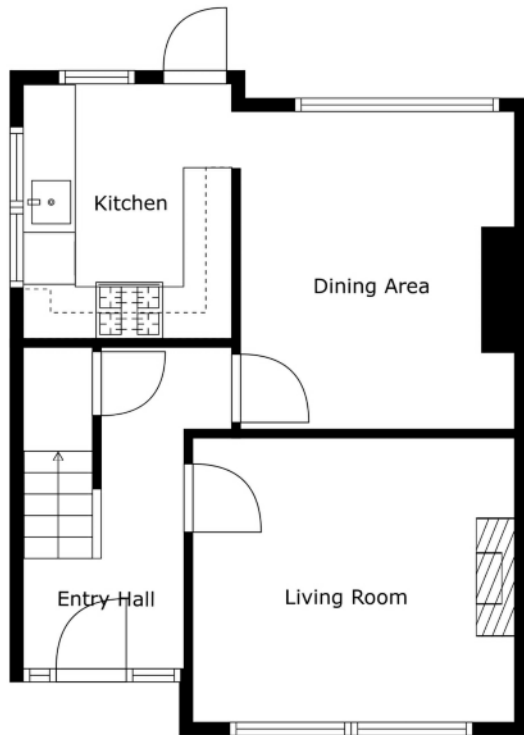
BEDROOM (3): 8' 2" x 7' 10" (2.49m x 2.39m) Carpeted.



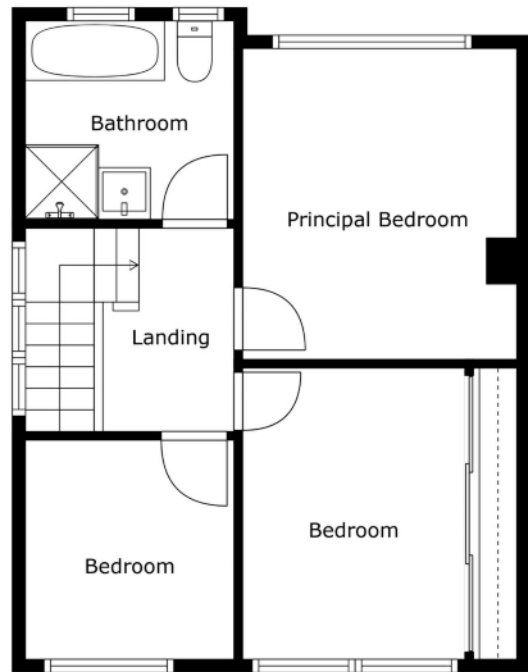
Outside

Enclosed rear garden, paved patio area in lawn. Paved driveway parking to the front.





Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

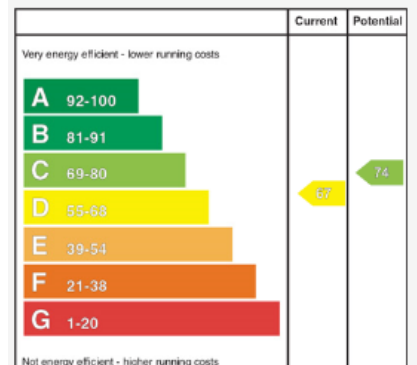
Location:

Leaving Belfast on the Lisburn Road continue to Finaghy Crossroads and turn right onto Finaghy Road North. Take first right after crossing the railway bridge into Orchardville Avenue.

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

Energy Rating

Epc Type: Domestic
 Current: D67
 Potential: C74
 EPC Landmark Code: 9380-2752-0020-2820-7225
[Epc Certificate](#)



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