



Grange Park is a quiet cul de sac location just off the highly sought after residential address The Green in Dunmurry. This beautifully presented semi detached home not only benefits from an excellent location within walking distance of shops, schools and public transport, but oozes charm and character.

The accommodation comprises of two reception rooms, kitchen and sunroom area, three bedrooms and a generous attic room. Externally the property benefits from a fully decked, private and enclosed south/west facing garden, plus garage equipped with utility area.

This property will appeal to a broad spectrum of potential purchasers, with very little to do but move in your furniture.

Offers Over  
£227,500

6 Grange Park,  
Dunmurry,  
BELFAST,  
BT17 0AN

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Viewing by  
appointment  
through agent  
028 9066 3030



- Charming semi detached home in highly sought after residential location
- Lounge with feature contemporary gas fire
- Dining room with access via patio doors to cosy sunroom
- Modern fitted kitchen
- Three bedrooms, all with built in robes
- Modern Family Bathroom
- Generous attic room (currently used as bedroom)
- Tarmac parking area for several cars to front
- Matching garage with utility area (not accessible by vehicle)
- Private and enclosed fully decked garden with raised seating area from sunroom
- uPVC Double Glazing/Phoenix Gas Central Heating
- Quiet cul de sac address within walking distance of shops, schools, and public transport

The Property Comprises:

## Ground Floor

Glazed uPVC front door and glazed side panel to . . .

ENTRANCE HALL: Cornice ceiling, wooden floor, feature panelled walls, under stairs storage cupboard.

LOUNGE: 10' 11" x 10' 4" (3.33m x 3.15m) Wooden floor, cornice ceiling, feature glass fronted gas fire.



DINING ROOM: 11' 4" x 9' 11" (3.45m x 3.02m) Wooden floor.



Open archway to . . .

KITCHEN: Modern fitted kitchen with range of high and low level units, alcove for cooker, stainless steel extractor hood, plumbed for dishwasher, stainless steel 1.5 bowl sink unit, part tiled walls, laminate wood effect floor.

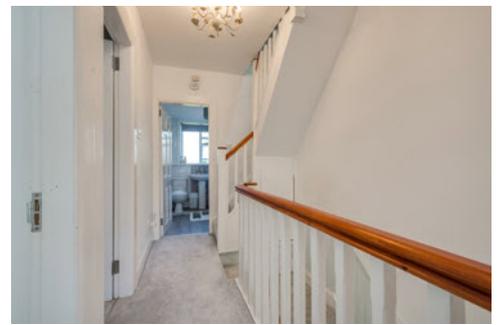


SUN ROOM: 9' 4" x 6' 8" (2.84m x 2.03m) Patio doors from dining area, built-in shelving, patio doors to raised decking.



First Floor

LANDING:



BEDROOM (1): 10' 3" x 10' 0" (3.12m x 3.05m) Mirrored Sliderobes, picture rail.



BEDROOM (2): 10' 1" x 10' 0" (3.07m x 3.05m) Built-in mirrored Sliderobes.



BEDROOM (3)/STUDY: 6' 5" x 5' 11" (1.96m x 1.8m) Laminate wood effect floor, built-in robe, picture rail.



BATHROOM: Modern white suite comprising low flush wc, pedestal wash hand basin, tiled panelled bath with overhead electric shower, fully tiled walls, tongue and groove ceiling, laminate wood effect floor, shelved hotpress.



ATTIC ROOM: 8' 11" x 8' 7" (2.72m x 2.62m) Low voltage spotlights, Velux window, generous open storage in eaves.

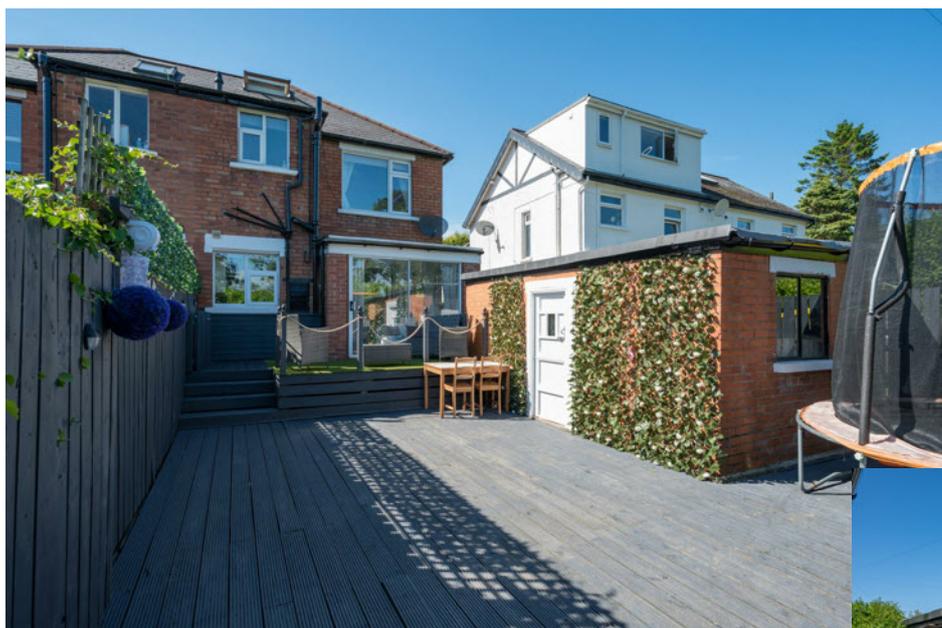


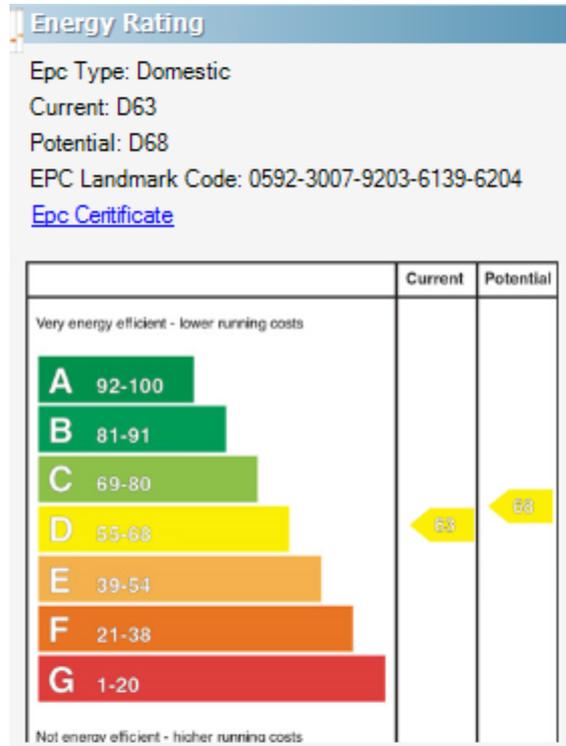
## Outside

Tarmac parking for several cars to front. Gated entrance to . . .

GARAGE: (not accessible by car). Up and over door, plumbed for washing machine, light and power, side stable door.

Private and enclosed fully decked garden area, outside tap and lighting.





Location:

Heading into Dunmurry from Belfast direction, at the lights after Tesco turn right onto Upper Dunmurry Lane then right onto The Green. The Grange is located on the left.

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](http://www.templetonrobinson.com)

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