



10 Beattie Park Terrace, Belfast, BT17 9BQ

Price Guide £145,000

This well presented semi-detached property is located close to Dunmurry Village and will appeal to a range of potential purchasers. The spacious accommodation comprises open plan living / dining room, modern fitted kitchen, three good sized bedrooms and white bathroom suite. Outside there is a large well maintained garden to rear with patio area and front in lawn. Further benefits include driveway providing ample parking, attached garage, Gas Fired central heating and PVC doubled windows. Close to many amenities such as shops, transport routes & schools, early viewing is highly recommended.

- Well Presented Semi-Detached Property
- Modern Kitchen
- First Floor Bathroom Suite
- Large Rear Garden With Driveway Providing Ample Parking
- PVC Double Glazed Windows
- Open Plan Living / Dining
- Three Bedrooms
- Attached Garage
- Gas Fired Central Heating

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

PVC Front door.

RECEPTION HALL



Under stairs storage. Vinyl flooring.

LIVING ROOM 13'1" x 10'2" (4.0 x 3.1)



Wood flooring.

OPEN PLAN

DINING ROOM 8'6" x 7'10" (2.6 x 2.4)



Wood flooring.

KITCHEN 10'9" x 9'10" (3.3 x 3.0)



Excellent fitted kitchen comprising range of high and low level units, 1.5 stainless steel sink unit with drainer & mixer tap, built in oven with 4 ring electric hob, stainless steel extractor fan, plumbed for dishwasher, vinyl flooring and part tiled walls.

ON THE FIRST FLOOR

BEDROOM ONE 13'1" x 10'2" (4.0 x 3.1)



Built in sliding mirrored wardrobes. Vinyl wood effect flooring.

BEDROOM TWO 10'2" x 8'6" (3.1 x 2.6)



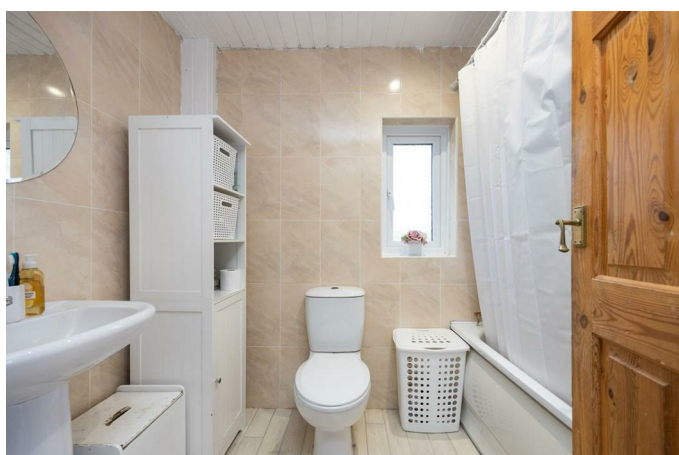
Vinyl wood effect flooring. Built in wardrobe.

BEDROOM THREE 10'2" x 7'6" (3.1 x 2.3)



Built in storage. Vinyl wood effect flooring.

BATHROOM 7'6" x 5'2" (2.3 x 1.6)



White suite comprising panel bath with thermostatic shower, pedestal wash hand basin, low flush W.C, fully tiled walls and vinyl floor.

ATTACHED GARAGE 11'1" x 8'2" (3.4 x 2.5)



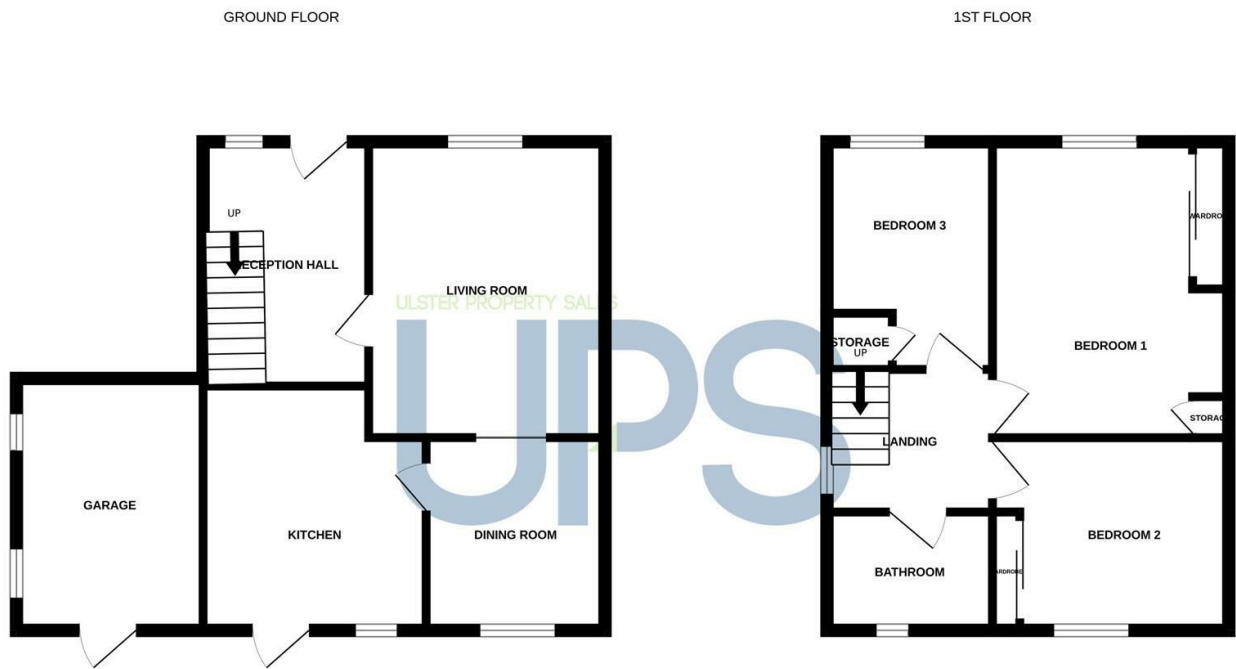
Plumbed for washing machine, gas boiler and wired.

OUTSIDE



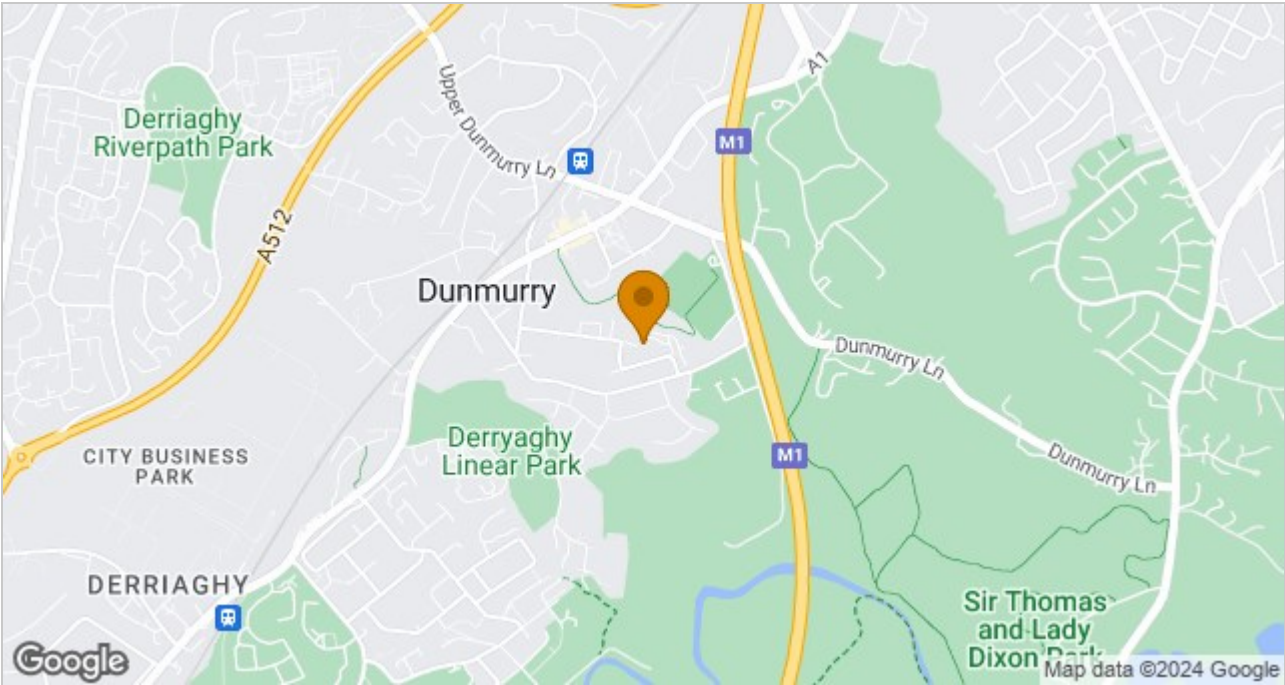
Large enclosed garden to rear in lawn with patio area and lighting. Driveway providing ample parking and small front garden.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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