



## 22 Finaghy Road North, Belfast, BT10 0JA

**Price Guide £375,000**

This attractive red brick detached family home offers well proportioned accommodation, complemented by superb external space. Ideal for the growing family, the accommodation comprises three good sized reception rooms, kitchen, utility, downstairs W.C, four bedrooms & family bathroom suite. Oil fired central heating and original sliding sash windows are both in place. Outside, there is a substantial south facing garden to rear in lawn, front driveway providing ample parking space and detached garage. This home would be an ideal buy for those looking to reside in a location surrounded by leading schools, excellent transport links and many other amenities including shops, cafés & restaurants.

- Attractive Red Brick Detached Family Home
- Three Excellent Reception Rooms
- Four Good Sized Bedrooms
- Detached Garage / Spacious Tarmac Drive To Front
- Within Walking Distance To A Wide Range Of Amenities Including Leading Schools & Shops
- Generous South Facing Garden To Rear In Lawn
- Kitchen / Utility / Downstairs W.C
- First Floor Family Bathroom Suite
- Oil Fired Central Heating / Original Sliding Sash Windows
- Excellent Transport Facilities All Nearby Including Train & Bus Stops & Access To The Motorway Network

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	37
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland  
EU Directive 2002/91/EC

## THE ACCOMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Hardwood stain glass front door to reception porch.

#### RECEPTION HALL



Hardwood door with stain glass window.  
Laminate wood floor.

#### LOUNGE 14'1" x 11'9" (4.3 x 3.6)



Attractive open fire, feature bay window.

#### LIVING ROOM 11'9" x 11'9" (3.6 x 3.6)



Tiled fireplace.

#### DINING 11'9" x 10'9" (3.6 x 3.3)



Electric fire, laminate wood floor.

#### KITCHEN 18'0" x 5'10" (5.5 x 1.8)



Range of units, 1.5 stainless steel sink unit with mixer tap, ceramic tiled floor, part tiled walls.

**UTILITY ROOM 10'2" x 9'6" (3.1 x 2.9)**



Range of high and low level units, plumbed for washing machine, tumble dryer, wash hand basin.

**W.C**

Low flush W.C.

**ON THE FIRST FLOOR**



**BEDROOM ONE 12'1" x 11'5" (3.7 x 3.5)**



**BEDROOM TWO 11'1" x 8'6" (3.4 x 2.6)**



Attractive fireplace.

**BEDROOM THREE 11'5" x 10'9" (3.5 x 3.3)**



Attractive fireplace.

**BEDROOM FOUR 11'1" x 7'2" (3.4 x 2.2)**



Attractive fireplace.

## BATHROOM



White suite comprising low flush W.C, pedestal wash hand basin, bath, part tiled walls, ceramic tiled floor. Access to roof space.

## OUTSIDE

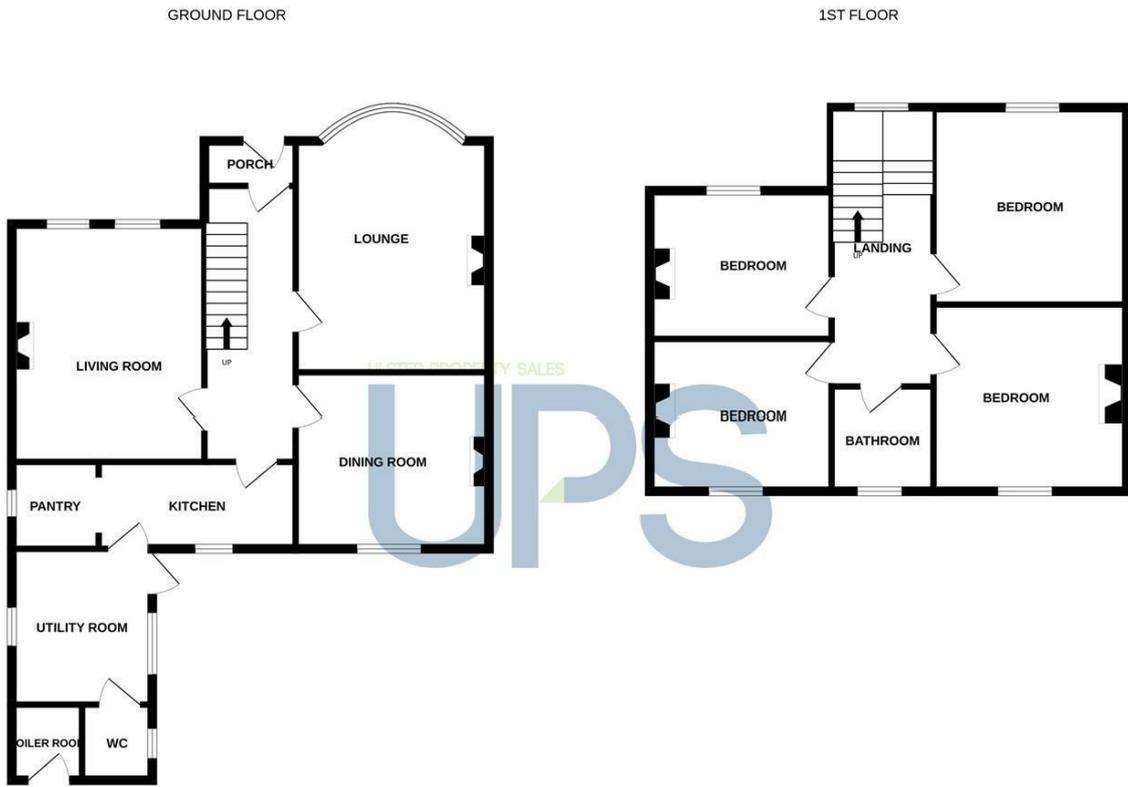


Excellent south facing garden to rear in lawn with mature boundary hedging. Tarmac front with ample parking and turning space. Detached garage.

## DETACHED GARAGE 20'0" x 8'2" (6.1 x 2.5)



# 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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