



7 Beaufort Crescent, Beechill Road, Belfast, BT8 7UA

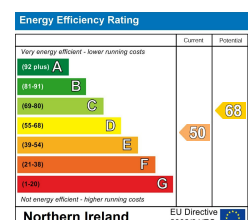
Asking Price £174,950

Beaufort Crescent is a quiet cul-de-sac development located just off the Beechill road in South East Belfast. Within walking distance of your front door, you will find that all your daily needs are catered for with an excellent selection of shopping facilities such as Tesco Newtownbreda and Forestside shopping centre both found nearby. Young families are also covered, with several primary and post primary schools all within a short commute. For the more active members of the family you will also find a play park and sporting facilities available at Hydebank playing fields and open green areas in Belvoir Forest which is perfect for a leisurely walk.

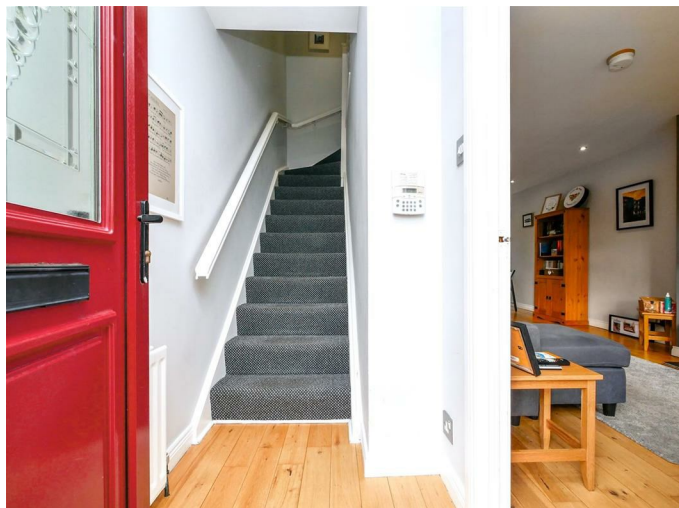
The property itself is a beautifully presented red brick, semi-detached home which has three bedrooms, lounge open to dining area, modern fitted kitchen and a white bathroom suite on the first floor. Located on a spacious corner site, the property also benefits from ample off street parking and a large garden with laid lawns to the rear. To complete the package the property is also serviced with oil fired central heating and double glazing throughout.

Maintained to an excellent standard throughout, this is a fantastic purchase for a first time buyer or investor looking for a property with nothing to do but just adding your own personal touches. With the demand for property continuing to outweigh supply, we don't anticipate this one sitting around for long so make sure to arrange your viewing at your earliest convenience.

- Beautifully Presented Semi-Detached home
- Lounge open to Dining Area
- White Bathroom Suite
- Double Glazed
- Large Garden to Rear
- Three Bedrooms
- Modern Fitted Kitchen
- Oil Fired Central Heating
- Spacious Corner Site
- Tarmac Driveway with Ample Off Street Parking

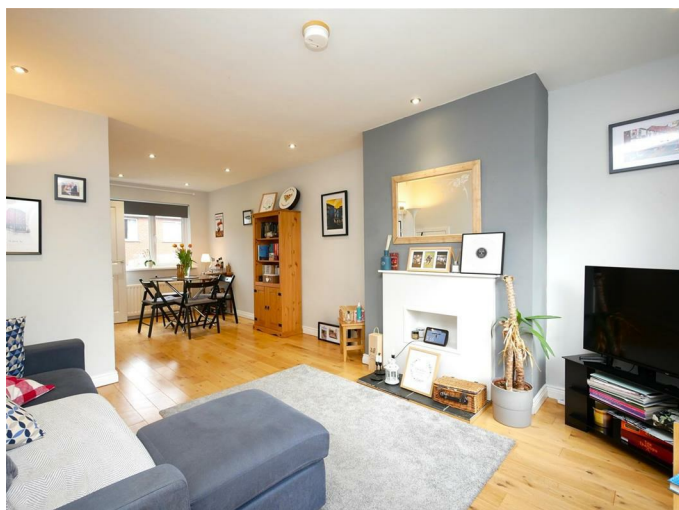


Entrance Hall

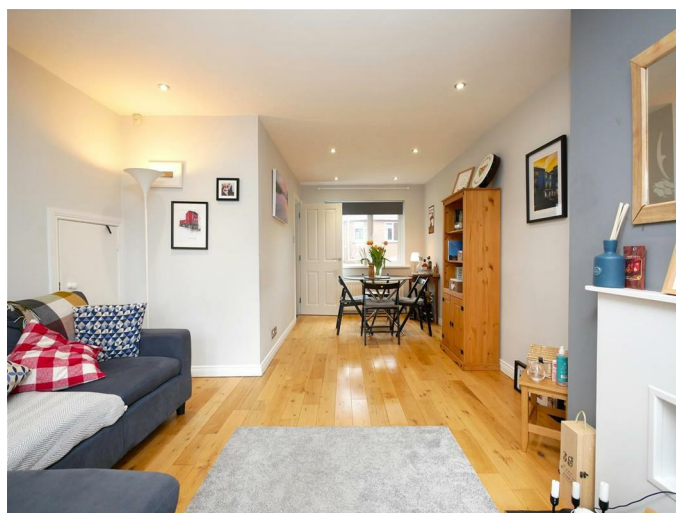


Glazed upvc front door opens onto entrance hall with oak flooring. Recessed spotlights

Lounge 13'3" x 11'4" (4.06m x 3.46m)



Lounge open to dining area with oak flooring and closed fireplace with tiled heart and wooden surround. Recessed spotlights. Access to under stair storage.



Dining Area 9'11" x 7'4" (3.03m x 2.24m)



Oak flooring. Recessed spot lights



Modern Fitted Kitchen 9'6" x 6'9" (2.90m x 2.06m)



Modern fitted kitchen with a selection of upper and lower level units complete with formica worktops, stainless steel sink and drainer, integrated electric oven with ceramic hob and stainless steel overhead extractor fan. Plumbed for washing machine and dishwasher. Part tiled walls and tiled flooring. Glazed upvc door opens onto rear garden.



First Floor



Access to partially floored roof space. Recessed spotlights.

Bedroom 1 11'6" x 8'1" (3.52m x 2.47m)



Bedroom 3 8'2" x 6'11" (2.50m x 2.11m)

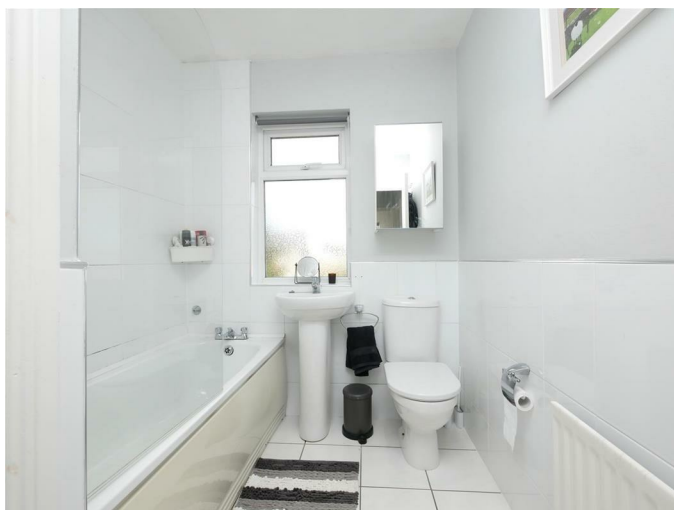


Built-in storage cupboard

White Bathroom Suite 8'2" x 6'0" (2.50m x 1.85m)



Bedroom 2 11'5" x 7'4" (3.50m x 2.26m)



White bathroom suite comprising of panelled bath with stainless steel mixer taps and over hanging electric shower, pedestal wash hand basin with stainless steel mixer taps and low flush w.c. Part tiled walls and tiled flooring. Recessed spotlights. Access to hot press with shelving.

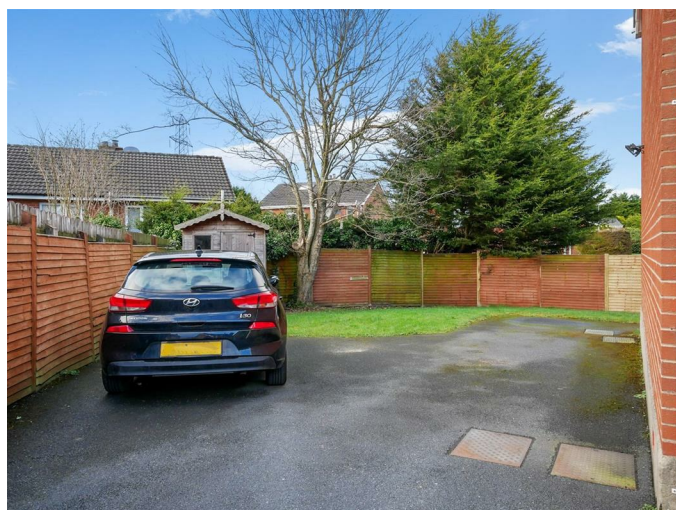
Rear Garden



Garden area to the side and rear with laid lawns bordered by timber fencing.

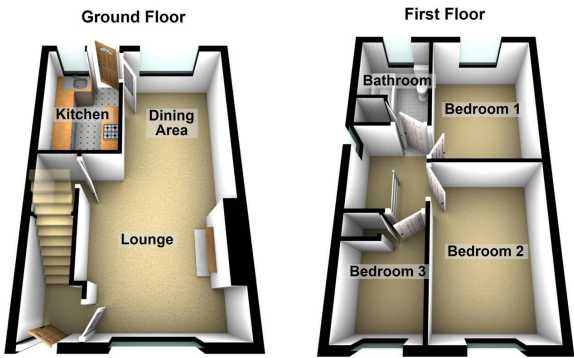


Property Front



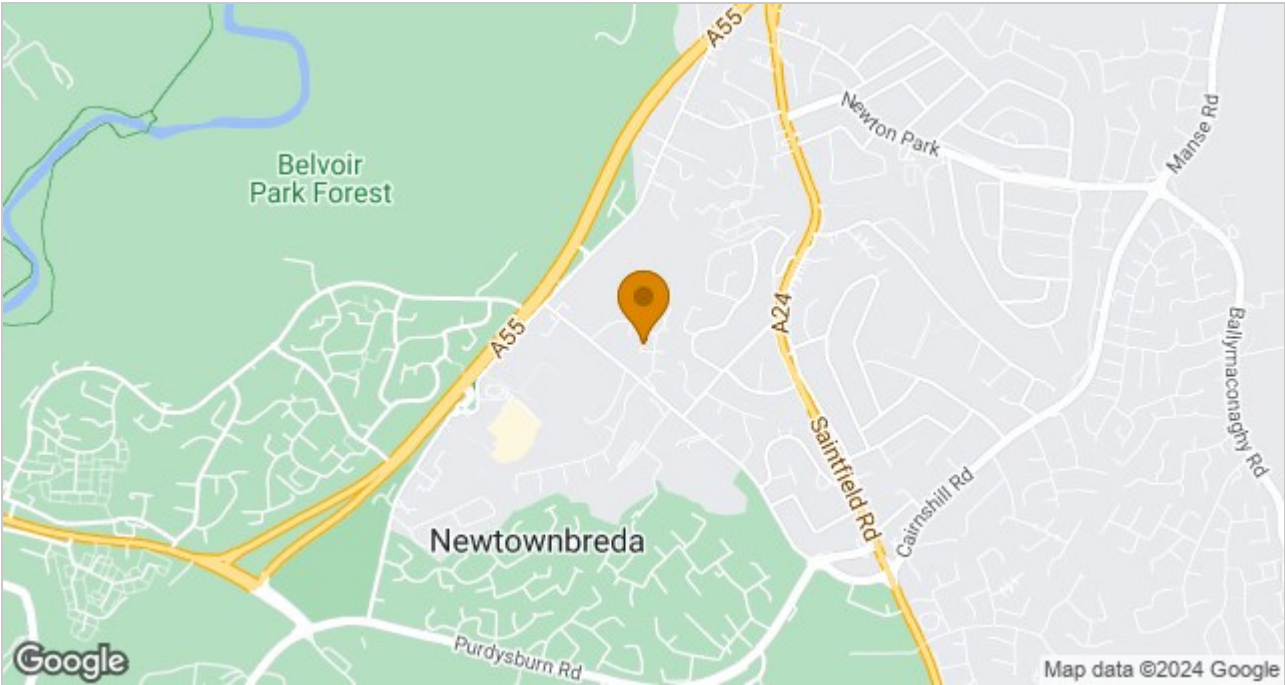
Tarmac driveway to the front and side with ample off street parking for at least three cars.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

| | | | | |
|---------------------------------|--------------------------------|---------------------------------|------------------------------|----------------------------------|
| ANDERSONSTOWN 028 9060 5200 | BALLYNAHINCH 028 9756 1155 | CAUSEWAY COAST 0800 644 4432 | FORESTSIDE 028 9064 1264 | NEWTOWNARDS 028 9181 1444 |
| BALLYHACKAMORE 028 9047 1515 | BANGOR 028 9127 1185 | CAVEHILL 028 9072 9270 | GLENGORMLEY 028 9083 3295 | RENTAL DIVISION 028 9070 1000 |
| BALLYMENA 028 2565 7700 | CARRICKFERGUS 028 9336 5986 | DOWNPATRICK 028 4461 4101 | MALONE 028 9066 1929 | |



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark