



## 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

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		50	68
EU Directive 2002/91/EC			

## 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)**



**First Floor**



**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.**



**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)**



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



**Built-in storage cupboard**

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



**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.

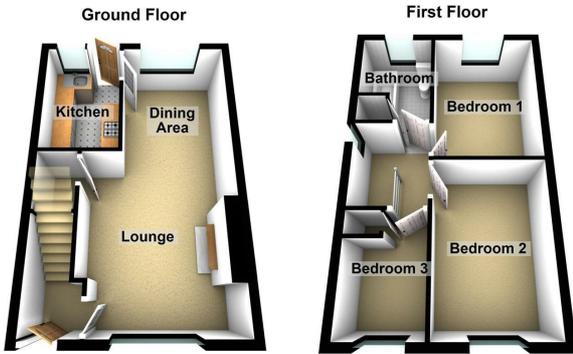


## Property Front



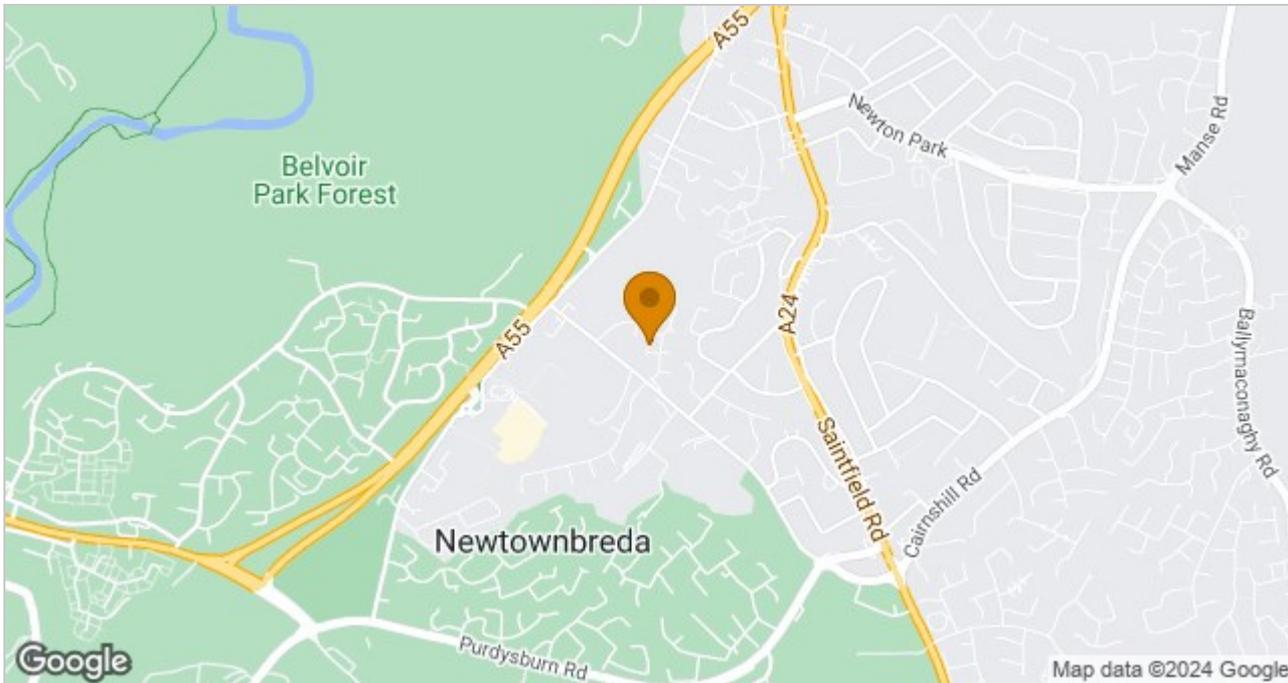
Tarmac driveway to the front and side with ample off street parking for at least three cars.

## 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



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