



38 Beechill Park North, Saintfield Road, Belfast, BT8 6NZ

Asking Price £195,000

'Notice of offer'

Property Address: 38 Beechill Park North. We advise that an offer has been made for the above property in the sum of £235,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Agents Address: Ulster Property Sales, Unit 33 Forestside, Belfast, BT8 6FX. 02890641264.

Beechill Park North is a beautiful residential area set in the ever popular South East area of Belfast. With an enviable selection of schools, shops, parks and transport links all within walking distance of your front door, whilst also only being a few minutes drive to Belfast city centre, it is the perfect location for a young family looking to get onto the property ladder.

The property itself is an extended red brick semi-detached home that comprises of three bedrooms with master ensuite, spacious lounge, open plan kitchen / living / dining room and a white shower suite on the first floor. The property also benefits from gas fired central heating, double glazing, a detached garage and beautiful enclosed garden to the rear.

With its generous accommodation, modern layout and fantastic location, this property is sure to attract plenty of interest so we would recommend viewing at your earliest opportunity!

- Extended Red Brick Semi-Detached Home
- Open Plan Kitchen / Living / Dining Room
- White Shower Suite
- Enclosed Rear Garden
- Driveway with Off Street Parking
- Three Bedrooms with Master Ensuite
- Spacious Lounge
- Gas Heating / Double Glazed
- Detached Garage
- Excellent Location close to selection of Shops, Schools and Transport links

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		70	72
EU Directive 2002/91/EC			

Entrance Hall 4'8" x 4'4" (1.43m x 1.33m)

Glazed upvc front door opens onto entrance hall with red quarry tile flooring.

Lounge 13'10" x 12'11" (4.22m x 3.95m)



(at widest points) Laminate Flooring.

Open Plan Kitchen / Living / Dining Room 23'8" x 16'2" (7.22m x 4.95m)



(at widest points) Tiled flooring. Glazed upvc patio doors open onto enclosed rear garden.

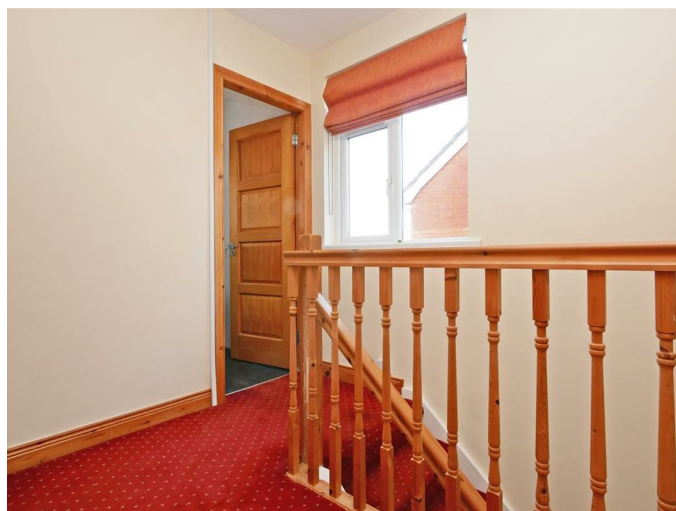
Modern Fitted Kitchen



Modern fitted kitchen with a selection of upper and lower level units complete with formica worktops, integrated electric oven with gas hob and stainless steel overhead extractor fan. Access to under-stair storage housing gas boiler. Part tiled walls.



First floor



Access to floored roof space.

Bedroom 1 16'9" x 9'1" (5.13m x 2.78m)



Laminate Flooring

Ensuite 6'1" x 5'8" (1.86m x 1.75m)



White shower suite comprising of corner shower cubicle, wash hand basin and low flush w.c. Upvc wall panelling and tile effect laminate flooring.

Bedroom 2 11'6" x 8'11" (3.51m x 2.74m)



Built-in slide robes. Laminate flooring.

Bedroom 3 9'5" x 6'11" (2.88m x 2.13m)



Built-in storage. Laminate flooring.

White Shower Suite 6'5" x 5'4" (1.96m x 1.64m)



White shower suite comprising of corner shower cubicle, wash hand basin and low flush w.c. Upvc wall panelling and tile effect laminate flooring.

Enclosed Rear Garden

Enclosed rear garden with patio and decked area bordered by mature hedges and timber fencing to the rear.

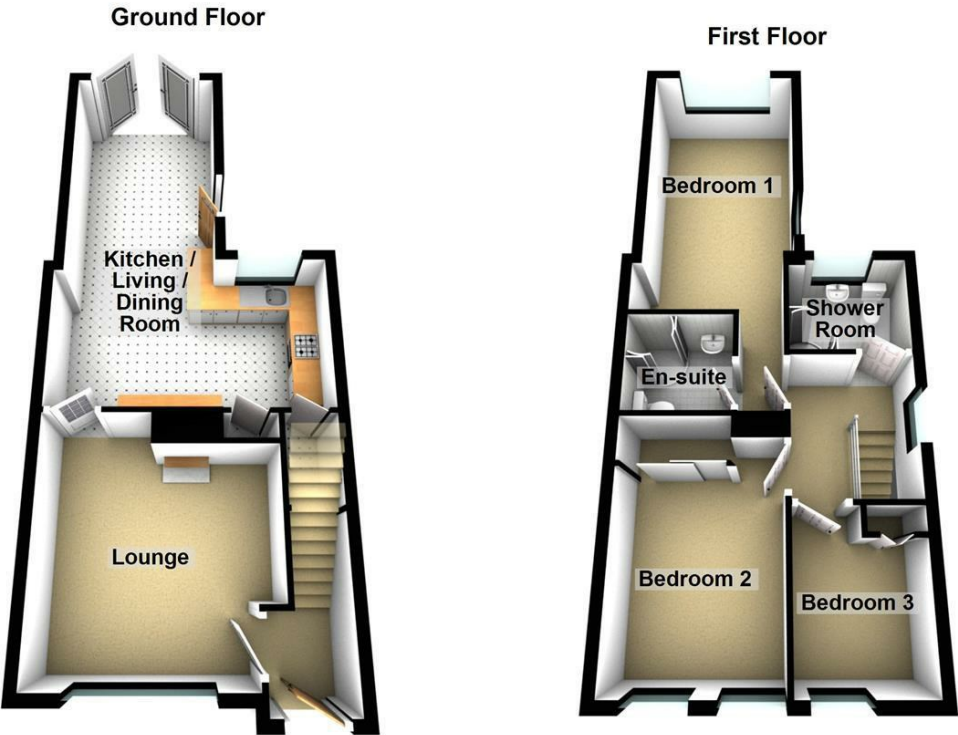
Detached Garage

Detached garage complete with power, lighting and roller door.

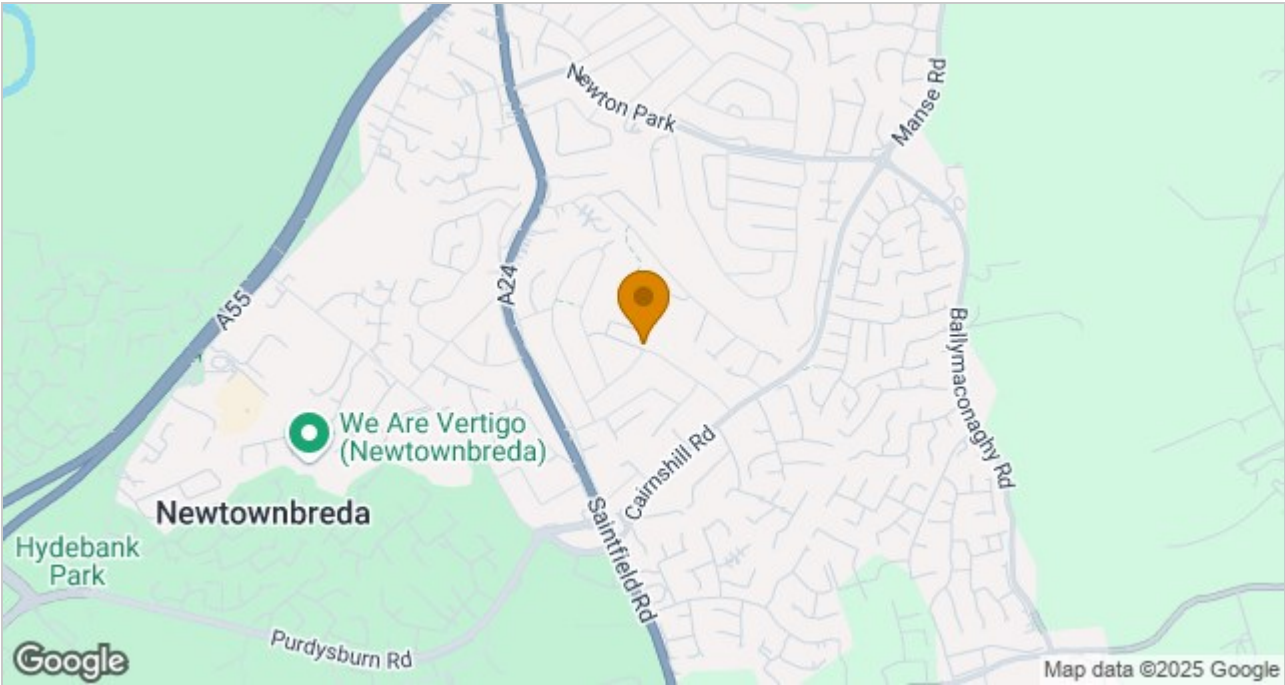
Property Front

Tarmac driveway to the front giving access to detached garage and offering off street parking.

Floor Plan



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.

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