



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

**Asking Price £195,000**

Beechill Park North is a beautiful residential area set in the ever popular South East area of Belfast. With an envious 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 prefect 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
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.

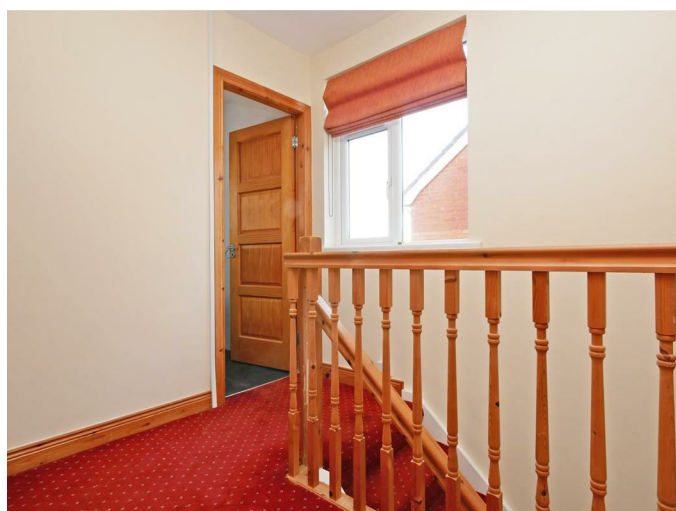
### Modern Fitted Kitchen



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**

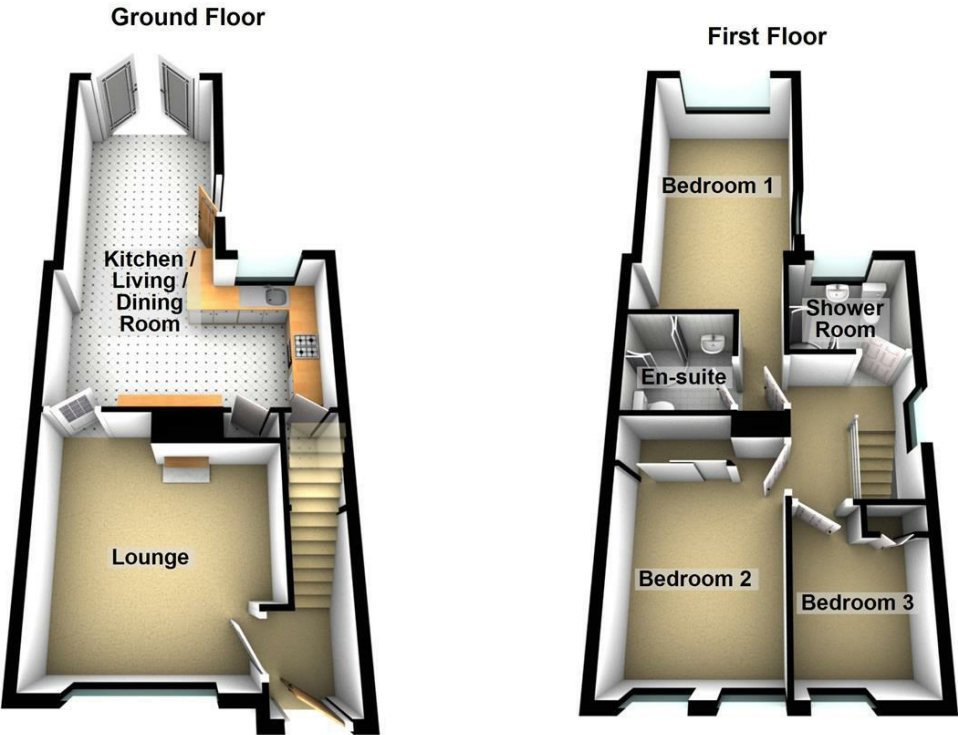
Detached garage complete with power, lighting and roller door.

#### **Property Front**

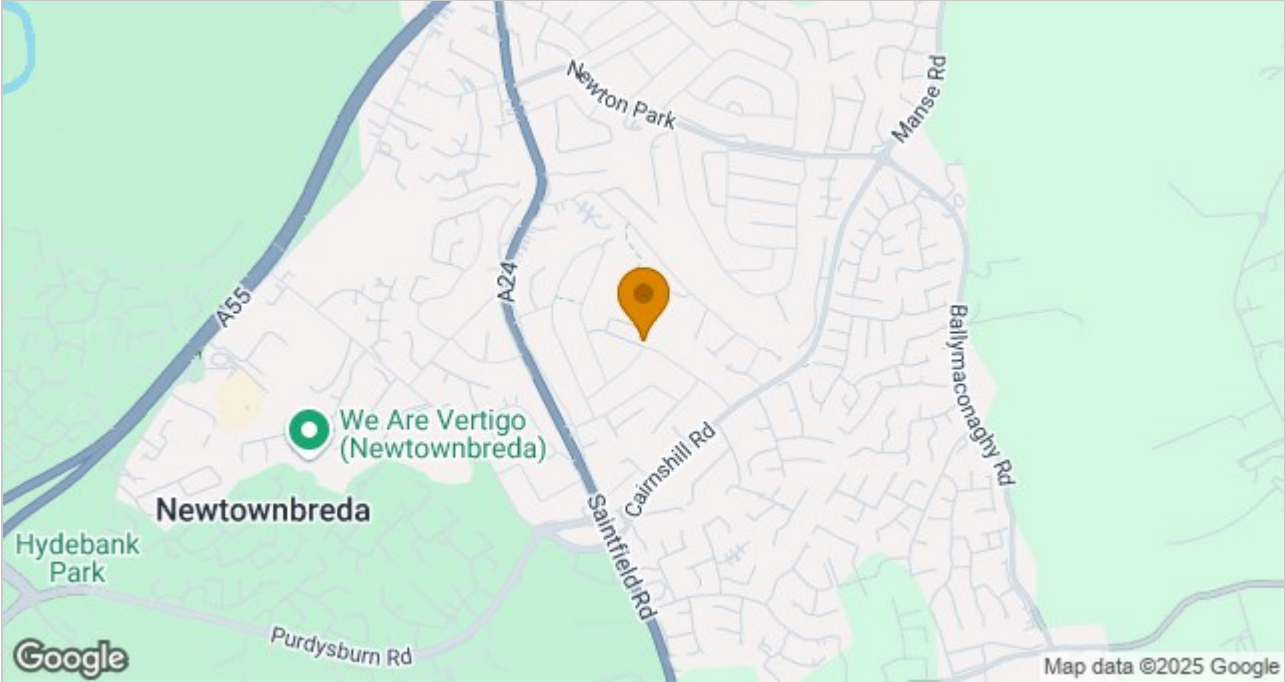
Tarmac driveway to the front giving access to detached garage and offering off street parking.



Floor Plan



Area Map



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