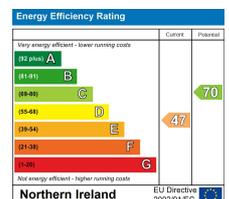




## 1 HAZELWOOD AVENUE, DUNMURRY, BELFAST, BT17 0SY

A rare opportunity to purchase this appealing semi-detached home with spacious living accommodation sitting on this larger than average site that can be hard to find in today's market. With an attractive open aspect to the front and extensive grounds coupled with walking distance to the Stewartstown Road and transport links, this extraordinary home is a star buy! Three bedrooms. Sizeable living room. Fitted kitchen open plan to dining/entertaining area. White bathroom suite on first floor with beautiful tiling. Oil fired central heating system. Upvc double glazing. Accessibility to schooling, shops, and transport links to include bus/taxi links as well as the new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Glider Service. Additionally, Colin Glen with its many attractions, and Dunmurry railway station are close by as well as Belfast and Lisburn city centres. A fantastic home with potential to extend further subject to normal consents and we highly recommend viewing early to avoid disappointment.

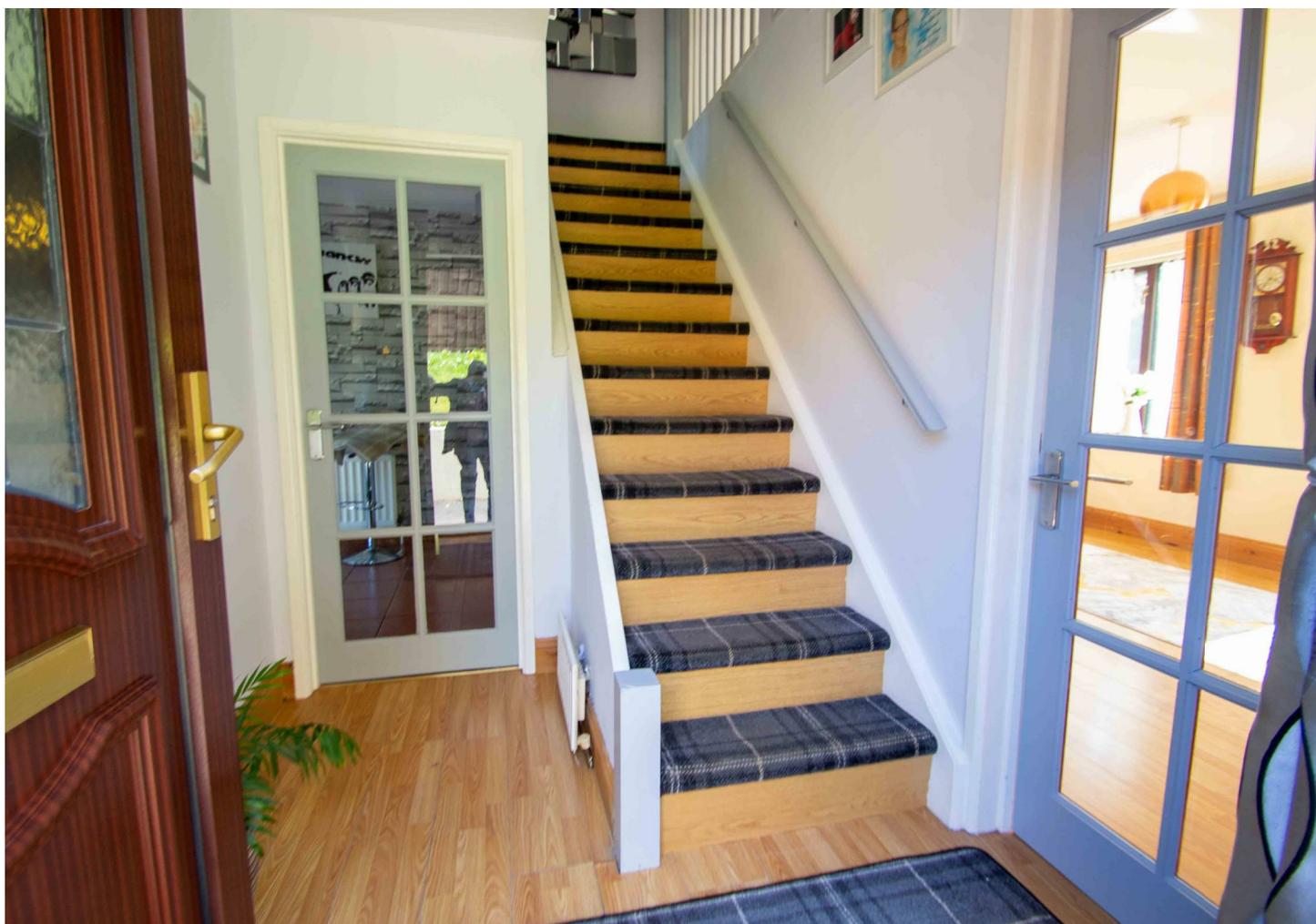


OFFERS AROUND £159,950

# 1 HAZELWOOD AVENUE, DUNMURRY, BELFAST, BT17 0SY

## Key Features

- Appealing semi detached home on this larger than average site.
- Sizeable living room
- White bathroom suite
- Upvc double glazing
- Spacious living accommodation
- Three bedrooms
- Fitted kitchen / dining area
- Oil fired central heating
- Potential to extend further subject to normal consents
- Viewing strongly recommended





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

Laminated wood effect floor.

### LIVING ROOM

14'11 x 12'0

Laminated wood effect floor.

### KITCHEN / DINING AREA

14'11 x 11'2

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, plumbed for washing machine, built-in 4 ring hob and underoven, extractor canopy, tiled floor, open plan to dining area. Upvc double glazed back door.

## FIRST FLOOR

### BEDROOM 1

13'0 x 8'6

Laminated wood effect floor.

### BEDROOM 2

12'1 x 8'2

Laminated wood effect floor, built-in robes.

### BEDROOM 3

7'11 x 6'7

Laminated wood effect floor.

### WHITE BATHROOM SUITE

Bath with mixertaps, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, beautiful tiled walls and floor, chrome towel warmer.

## OUTSIDE

Large rear garden, off road

carparking, large side and front garden.

# 1 HAZELWOOD AVENUE, DUNMURRY, BELFAST, BT17 0SY

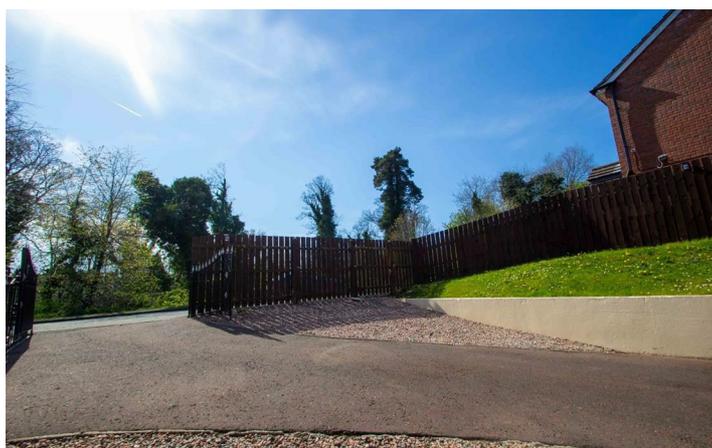








# 1 HAZELWOOD AVENUE, DUNMURRY, BELFAST, BT17 0SY



Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17043983**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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