



## 7 DALEBROOK PARK, FINAGHY ROAD NORTH, BELFAST, BT11 9EW



An extraordinary, extended semi detached home that offers superb family living space extending to over 1700sq ft! With proximity to lots of schooling, amenities, and transport links to include the Railway and all the plentiful nearby amenities in Andersonstown and Finaghy, this unique and well-appointed home is a star buy! Five excellent bedrooms. Master bedroom with luxury, contemporary ensuite shower room and bedroom five with ensuite w.c. Two plus reception rooms to include a magnificent extended kitchen with Gorenje appliances and superb dining/entertaining space, family room with feature storage and lounge with bay window, herringbone effect floor and wood burning stove. Separate utility room. White bathroom suite on first floor with beautiful tiling. Welcoming and bright entrance hall with feature herringbone effect floor. Gas central heating system. Upvc double glazing. Privately enclosed, easily maintained rear garden benefitting from an attractive open aspect over well maintained private playing fields and additional covered seating area. Workshop with light and power. A one of opportunity to purchase this outstanding home with contemporary family orientated accommodation that can be very difficult to find, we strongly recommend viewing to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94 plus) A			
(81-93) B			
(69-80) C		72	72
(55-68) D			
(43-54) E			
(31-42) F			
(21-30) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £284,950



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### Key Features

- Superb location close to lots of schooling, amenities and transport links to include the railway and state of the art leisure facilities.
- Master bedroom with contemporary ensuite shower room.
- Two plus reception rooms.
- Separate utility room.
- Gas central heating.
- Five excellent bedrooms.
- Bedroom 5 with ensuite w.c.
- Magnificent, extended kitchen with superb dining/entertaining space.
- White bathroom suite.
- Upvc double glazing.





## GROUND FLOOR

Upvc double glazed front door to;

### SPACIOUS ENTRANCE HALL

Recently installed wood strip herringbone effect floor, cornicing, centre rose.

### FAMILY ROOM

16'5" x 9'1"  
Feature storage / shelving.

### LOUNGE

14'2" x 10'5"  
Bay window, spotlights, cornicing, recently installed wood strip herringbone effect floor, wood burning stove, open plan to;

### LUXURY FITTED KITCHEN / ENTERTAINING SPACE

Excellent range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in "Gorenje", self cleaning oven x 2, built-in 5 ring "Gorenje" induction hob and stainless steel extractor fan, "Gorenje" dishwasher, beautifully partially tiled walls, remote controlled velux window, under unit lighting, additional velux window, feature island, recently installed wood strip herringbone effect floor, spotlights, cornicing, feature Upvc double doors to enclosed garden. Beautiful views over St Genevieve's playing fields.

### SEPARATE UTILITY ROOM

10'7" x 8'4"  
Single drainer stainless steel sink unit, plumbed for washing machine.

## FIRST FLOOR

### MASTER BEDROOM 1

16'2" x 8'7"  
Built-in feature bedroom furniture.

### LUXURY ENSUITE SHOWER ROOM

Large shower cubicle with thermostatically controlled shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, chrome towel warmer, contemporary tiled walls and floor.

### BEDROOM 2

Wooden effect strip floor, beautiful views, built-in slide robes.

### WHITE BATHROOM SUITE

Bath with mixertaps, electric shower unit, 1/2 pedestal wash hand basin, low flush w.c, chrome effect sanitary ware, extractor fan, chrome towel warmer, beautiful tiled walls and floor.

### BEDROOM 3

13'1" x 9'8"

### BEDROOM 4

7'7" x 7'6"  
Stairs to;

### BEDROOM 5

14'11" x 12'2"  
Beautiful views, spotlights.

### ENSUITE W.C

Low flush w.c.

## OUTSIDE

Well maintained, privately enclosed rear garden, flagged in granite, cedar canopy with feature spotlights, outside tap to front and rear, additional feature covered area, newly built wall to front with galvanised gates.

### WORKSHOP

13'9" x 10'10"  
Light and power.



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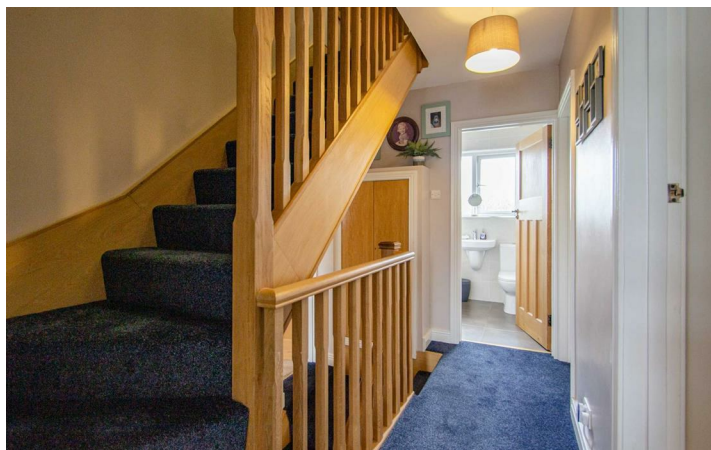








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Questions you may have.

**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 Andersonstown 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. 17725567**

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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