



20 Deerpark Road , Belfast, BT14 7PT

**Offers In The Region Of
£185,000**

Stunning Extensively Refurbished And Extended Semi Detached Residence Situated Within A Beautiful Tree Lined Avenue.

A uniquely individual semi detached residence extended and modernised to the highest possible standard creating a stunning family home. The modern contemporary interior comprises 3 bedrooms, 2 reception rooms, lounge with wood burner open plan extended living/dining room, stunning integrated kitchen incorporating built-in oven and induction hob, integrated under fridge, dishwasher with utility cupboard off and deluxe white family bathroom suite with roll top bath, separate shower cubical. The dwelling further offers upvc double glazed windows, alarm system, gas fired central heating, downstairs furnished cloakroom pvc fascia and eaves, replacement rainwater goods, extensive use of wood laminate floor coverings, feature bi-folding doors with awning. Hard landscaped front gardens with south facing rear garden with deck raised flower beds and lawn and ample carparking to the front with attached full length shed combines with a most convenient location to make this the perfect family home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	69	69
EU Directive 2002/91/EC		

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- Double Extended Stunning Semi Detached Villa
- Deluxe Family Bathroom Suite
- Down Stairs Furnished Cloakroom
- Off Street Carparking
- 3 Bedrooms 2 Plus Reception Rooms
- UPVC Double Glazed Windows
- Wood Burning Stove
- Integrated Luxury Fitted Kitchen
- Gas Central Heating
- South Facing Rear Garden

Open Plan Entrance Hall

Composite entrance door, wood laminate floor, feature radiator

Lounge

16'8" x 12'9" (5.10 x 3.91)
Hole in wall fireplace wooden over mantel, wood burning stove, panelled radiator, wood laminate floor.

Kitchen

16'6" x 7'8" (5.05 x 2.34)
Single drainer stainless steel sink unit, extensive range of integrated high and low level units formica worktop, Built-in under oven, induction hob, canopy extractor fan , integrated under fridge freezer, integrated dishwasher. Island peninsula , dresser unit wood laminate floor, recessed lighting. partly tiled walls

Inner Lobby

Wood laminate floor, panelled radiator

Furnished Cloakroom

White suite comprising vanity unit, low flush wc, wood laminate floor, velux rooflight, panelled radiator.

Dining Area

Open plan dining, feature radiator, Utility cupboard gas boiler plumbed for washing machine

Livingroom

14'10" x 11'9" (4.54 x 3.59)
Open plan bi-folding doors to south facing rear garden with awning above, twin feature radiators, wood laminate flooring

First Floor

Landing panelled radiator

Bedroom into Bay

15'7" x 11'2" (4.75 x 3.41)
Wood laminate floor, panelled radiator.

Bedroom

10'2" x 6'6" (3.12 x 2.00)
Wood laminate floor, panelled radiator.

Extended Bedroom

11'5" x 9'11" (3.48 x 3.03)
Wood laminate floor, panelled radiator.

Extended Bathroom

Deluxe white suite comprising roll top bath, pedestal wash hand basin, low flush wc, shower cubical, electric shower, partly tiled walls, panelled radiator, ceramic tiled floor.

Garden Shed/workshop

25'3" x 6'7" (7.71 x 2.01)
Light and power.

Outside

Driveway, Gardens front and private south facing rear in lawn, raised flower beds and feature sun deck. Patio area outside light and tap.



Directions



Floor Plan

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.

