



552 Shore Road , Belfast, BT15 4HE

**Offers In The Region Of
£149,950**

Handsome Extensively Modernised And Beautifully Presented Period SDV Holding A Superb Main Road Position

An exceptional period semi detached villa holding a mature site within this ever popular location. The luxuriously appointed interior comprises 3 bedrooms, superb roof space, through lounge into bay with patio doors, modern fitted kitchen incorporating built-in oven and ceramic hob with breakfast area and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, pvc fascia and eaves, cavity wall insulation and has undergone a programme of improvement works in recent times to include reroofing and wiring improvements.

A fabulous detached garage and private gardens with a southerly aspect to rear and a most convenient location with off street car parking makes 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		63	66
EU Directive 2002/91/EC			

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- Handsome Red Brick Semi Detached Villa
- Classic White Bathroom
- Pvc Fascia And Eaves
- Highest Presentation
- 3 Bedrooms Superb Roofspace
- Upvc Double Glazed Windows
- Detached Garage
- Luxury Fitted Kitchen
- Gas Central Heating
- South Facing Rear Garden

Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

Through Lounge into Bay

Attractive stone fireplace, panelled radiator.

Dining Area

Upvc double glazed sliding patio doors, panelled radiator.

Kitchen

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktop, built-in under oven and ceramic hob, stainless steel canopy extractor fan, plumbed for washing machine,

fridge/freezer space, tall larder, glass display units, wine rack, partly tiled walls, ceramic tiled floor, panelled radiator.

First Floor

Landing, concealed gas boiler.

Bathroom

Classic white suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, fully tiled walls, panelled radiator.

Bedroom

10'1" x 9'8" (3.09 x 2.96)
Panelled radiator.

Bedroom

10'3" x 9'7" (3.13 x 2.94)
Panelled radiator.

Bedroom

6'10" x 4'4" (2.10 x 1.34)

Full range of built in slider robes, panelled radiator.

Roofspace

12'6" x 9'1" (3.83 x 2.79)

Slingsby type ladder, floored and sheeted, velux rooflight, under eaves storage.

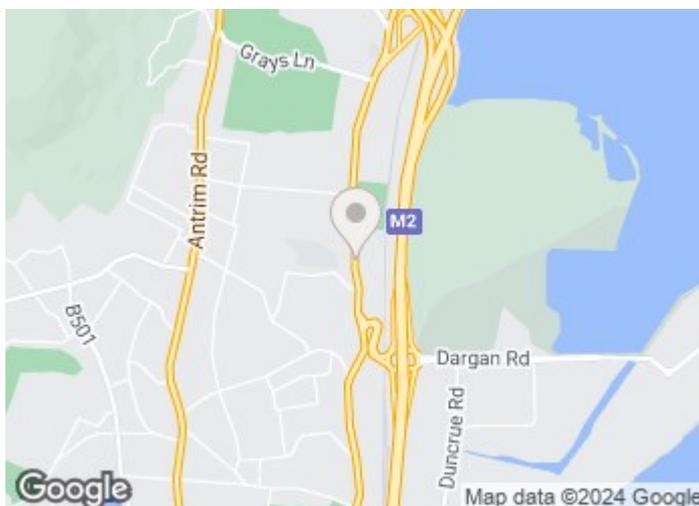
Detached Garage

19'10" x 12'8" (6.07 x 3.87)

Up and over door, light and power, driveway.

Outside

Mature gardens front and rear in lawns shrubs and flower beds, outside light and tap, south facing rear patio areas, garden shed.

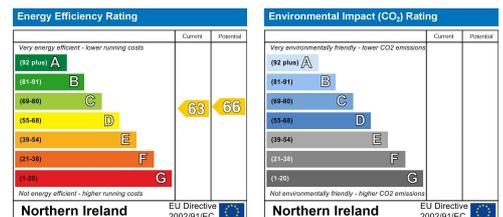


Directions



Floor Plan

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