



NICHOLAS
RESIDENTIAL



11 Glennor Crescent

Carryduff BT8 8HW

Asking price £369,950

A large detached family home located off the Hillsborough Road in Carryduff. The locals shops including the new Lidl are just a few minutes walk away and Forestside shopping centre is less than ten minutes drive away. There are a number of leading primary and secondary schools within close proximity and a park and ride facility further down the Saintfield Road serving Belfast City centre.

Downstairs comprises an entrance porch leading to hallway, one large reception room with feature arches and floor to ceiling windows, a modern fitted kitchen with built in appliances and centre island for dining, utility room, separate WC and the garage. Upstairs are five well proportioned bedrooms, one bathroom, one shower room and a large landing area. The property also benefits from gas-fired central heating and double-glazed windows.

Externally there is a driveway with parking, an extensive garden area to the rear laid in lawn with mature shrubs and trees and raised patio areas.

- A spacious family home located off the Hillsborough Road in Carryduff
- Entrance porch leading to a welcoming inner hall with access to a downstairs WC
- Wonderful lounge with a wooden floor, log burner and feature arches
- Modern kitchen/diner with centre island for dining
- Useful utility room with plumbing for white goods and access to the rear deck & garage
- Five well-proportioned bedrooms
- Family bathroom with a three piece suite & separate shower room with a three piece suite
- Fantastic rear garden laid in lawn with a raised decked area to enjoy
- Driveway providing off-street parking to the front of the garage
- Gas fired central heating & double glazed throughout

Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive
2002/91/EC



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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