

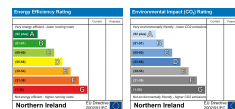


51 Heath Lodge Drive

Belfast, BT13 3WL

Offers in the region of

£169,950



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An exceptional family home in a highly sought after residential location which is sure to appeal to first-time buyers and growing families in particular.

Internally the dwelling comprises entrance hallway, spacious reception, fitted kitchen with dining area, classic white family bathroom suite and three bedrooms (primary with en suite shower room). Outside there is a generous driveway to the front and an enclosed elevated garden with patio area.

The property further benefits from gas fired central heating and full uPVC double glazing.

Heath Lodge Drive is conveniently located close to many leading shops and amenities including Ballygomartin Tesco and Woodvale Park. It also shares excellent transport links with Belfast City Centre.

Early internal viewing is advised to fully appreciate this absolute gem of a property!

Contact Rea Estates NOW for further details or to arrange an appointment to view.

Ground Floor

Entrance Hallway

PVC front door with glass inset, tiled flooring, under stair storage, enclosed electricity meter, stairs leading to first floor

Living Room 16'11" x 11'9" (5.16m x 3.60m)

Attractive fireplace with electric fire inset, wood laminate flooring, panelled radiator, double french doors leading to:

Kitchen 10'4" x 18'9" (3.17m x 5.72m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, integrated electric oven and gas hob with extractor hood, enclosed gas boiler, vinyl floor, ample dining space, access to rear garden

First Floor

Landing

Access to roof space, enclosed hot press with additional storage

Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, tiled flooring, tiled splash backs, panelled radiator

Front Bedroom 13'3" x 12'0" (4.06m x 3.68m)

Enclosed storage cupboard, double panelled radiator, vinyl flooring

En Suite

Low flush WC, pedestal wash hand basin and free standing electric shower, tiled flooring, panelled radiator

Rear Bedroom 10'4" x 12'0" (3.17m x 3.68m)

Mirrored slide robes, enclosed storage cupboard, double panelled radiator

Third Bedroom 8'10" x 8'7" (2.70m x 2.63m)

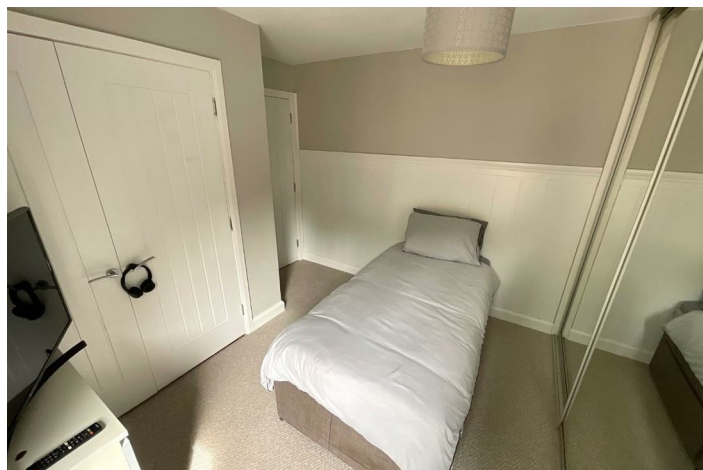
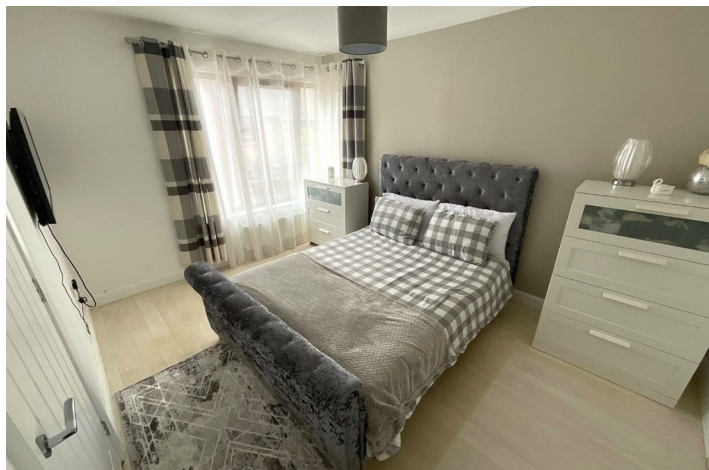
Mirrored slide robes, vinyl flooring, panelled radiator

Outside

Front

Rear

Mature elevated garden laid out in lawn with patio area



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.