

GERARD MCCLINTON  
ESTATE AGENT



2 Beechill Park North, Belfast, BT8 6NZ

Offers in the region of £205,000





# 2 Beechill Park North

Belfast, BT8 6NZ

- Immaculately Presented Home in Desirable Beechill Park North
- Spacious Living Room with Solid Wooden Floor
- Contemporary Bathroom Suite Fitted Approx 2 Yrs
- Extensive Driveway Leading To New Garage
- No Onward Chain
- 3 Bedroom Semi Detached
- Extended Dining Kitchen with New Kitchen Fitted Approx 1 Yr
- Gas Central Heating, Double Glazing & Cavity Wall Insulation
- Large Rear Garden Laid To Lawn, A Superb Family Garden

Situated on a splendid site just off the Saintfield Road in Belfast, this exceptional property is ideal for first-time buyers or families. The house has been meticulously maintained and boasts several recent upgrades, including a brand new kitchen less than a year ago, a modern bathroom fitted approximately two years ago, and a conversion to gas central heating five years ago. Additionally, cavity wall insulation has been installed and the entire property has been redecorated.

Upon entering, you are greeted by an inviting entrance hall that leads to a spacious living room featuring a large front window and a solid wooden floor. The dining kitchen has been extended to provide ample space and offers delightful views of the rear garden. The first floor comprises three bedrooms and a contemporary bathroom.

Externally, the property offers a generous driveway with enough space for multiple vehicles, a well-maintained front garden with a lush lawn, and a private rear garden that has been recently fenced. The rear garden is perfect for families, providing a fantastic space for outdoor activities. Furthermore, a notable improvement to the property is the newly insulated garage (SteelTech), which features OSB boards, electric sockets, lights, and plenty of shelves and storage space.

In addition to these features, the property benefits from gas central heating, double glazing, and stunning views over Belfast. This truly remarkable family home is ready for its next fortunate owner to move in and enjoy all it has to offer.

For more property content remember to check out Instagram: [@belfastestateagent](https://www.instagram.com/belfastestateagent)



## Entrance Hall

## Living Room

## Dining Kitchen

## First Floor Landing

## Bedroom 1

## Bedroom 2

## Bedroom 3

## Bathroom

## Outside

14'6" x 13'0" (4.42 x 3.97)

17'6" x 13'11" (5.34 x 4.26)

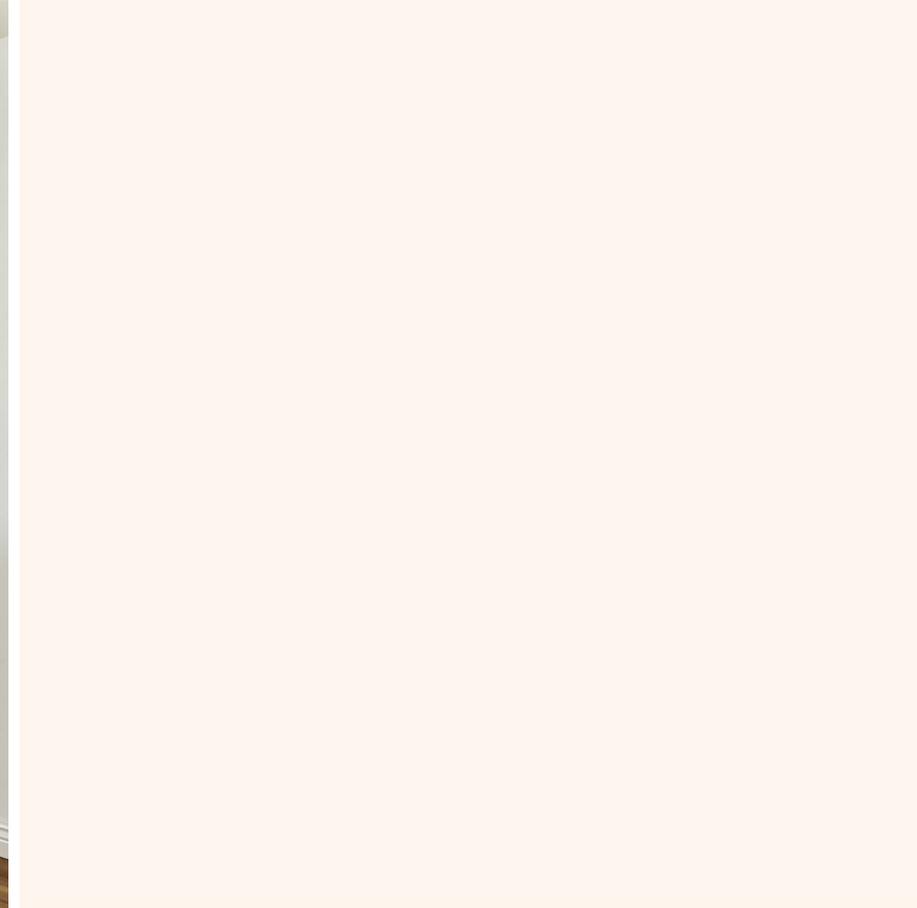
13'10" x 9'5" (4.24 x 2.88)

9'5" x 9'5" (2.88 x 2.88)

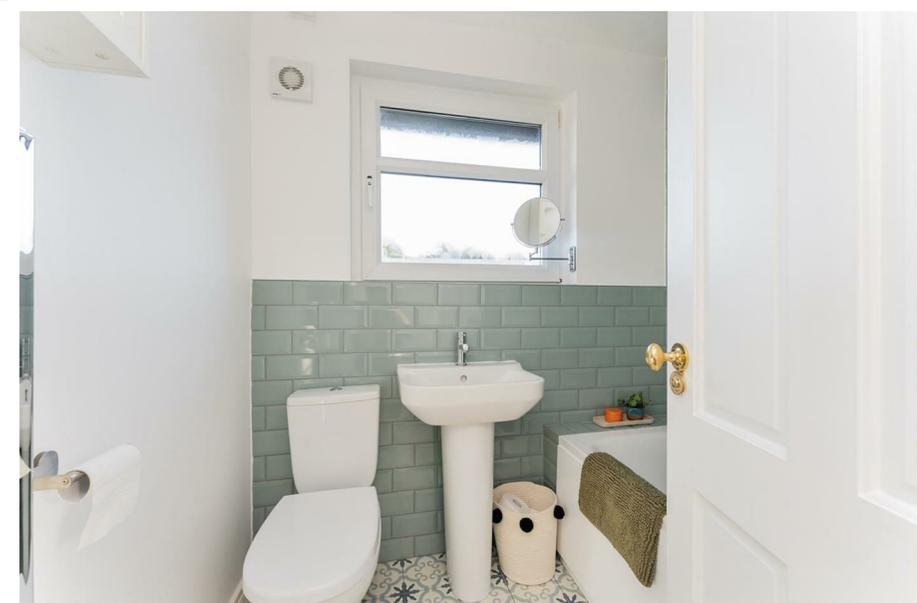
10'2" x 6'5" (3.1 x 1.98)

6'5" x 5'4" (1.98 x 1.65)





## Directions





## Floor Plans



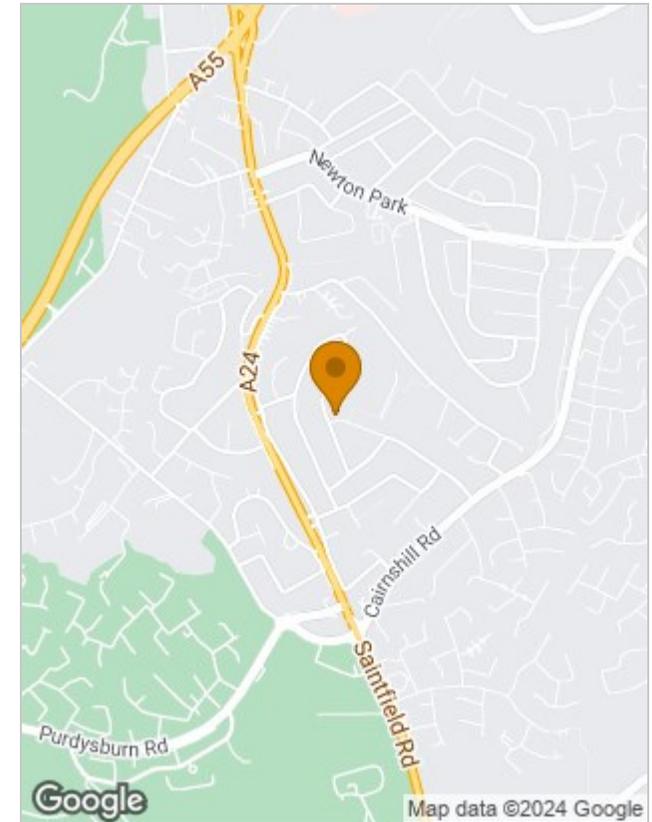
## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

