



This attractive bay fronted, red brick semi-detached property situated in the ever popular Stranmillis area close to many local amenities including the Lagan Towpath, Belfast Boat Club and the Cutter's Wharf.

This extended property has been well-maintained by its present owners to provide bright and spacious internal accommodation.

All in all, a well-presented home, sure to attract interest to a wide range of prospective purchasers. We therefore highly recommend internal inspection.

Offers Over
£325,000

41 Vauxhall Park,
Stranmillis,
Belfast,
BT9 5HB

Viewing by
appointment
through agent
028 9066 3030

- Attractive red brick semi-detached villa in extremely popular location
- Living room with feature cast iron fireplace
- Spacious modern fully fitted kitchen open plan to dining area
- Separate conservatory with sliding French doors to rear garden
- Utility Room
- Three well-proportioned bedrooms
- Bathroom with white suite
- Detached garage and carport
- Driveway with off-street parking
- Gas fired central heating and double glazed windows
- Mature, private rear garden, ideal for outdoor entertaining
- Convenient location within walking distance to leading schools, local shops and public transport



The Property Comprises:

uPVC double glazed front door and side light to:

RECEPTION HALL: Oak wooden floor, cornice ceiling. Storage and cloaks area under stairs.

LIVING ROOM: 12' 7" x 11' 6" (3.84m x 3.51m) (Measurements into bay window). Oak laminate wooden floor, granite surround fireplace with cast iron multi-fuel stove, granite hearth, cornice ceiling, picture rail.

KITCHEN/DINING AREA: 20' 1" x 10' 2" (6.12m x 3.1m) Range of high and low level units, laminate work surfaces, built-in double oven, four ring gas hob with glass splashback, extractor fan, built-in wine rack, glazed display unit, stainless steel single drainer one and a half bowl sink unit, mixer taps, low voltage spotlights, cornice ceiling. Open to ample dining area, uPVC double glazed sliding door to:

CONSERVATORY: 9' 7" x 8' 10" (2.92m x 2.69m) uPVC double glazed French doors to rear garden.

UTILITY ROOM: 9' 7" x 7' 4" (2.92m x 2.24m) Range of low level units, laminate work surfaces, plumbed for washing machine, stainless steel single drainer sink unit, mixer taps, part tiled walls. uPVC double glazed access door to side.



First Floor

LANDING:

BEDROOM (1): 12' 8" x 9' 1" (3.86m x 2.77m)
(Measurements into bay window). Built-in wall-to-wall mirror fronted sliding robes.

BEDROOM (2): 11' 10" x 10' 2" (3.61m x 3.1m)
Mature outlook to rear garden. Built-in wardrobe.

BEDROOM (3): 8' 4" x 7' 8" (2.54m x 2.34m)
Outlook to front, built-in cupboard.

BATHROOM: White suite comprising low flush wc, vanity unit with twin mixer taps, cabinet below, P-panelled bath with mixer taps, shower screen, built-in chrome shower unit, chrome heated towel rail, ceramic tiled floor, fully tiled walls, PVC tongue and groove panelled ceiling, low voltage spotlights, extractor fan.



Outside

Tarmac driveway with off-street parking. Front garden laid in loose stones.

Enclosed rear gardens laid in lawns with paved patio area, ideal for barbecuing and outdoor entertaining. Raised flowerbeds, mature trees. PVC fascia and soffit boards.

Carport leading to:

GARAGE: 17' 4" x 8' 9" (5.28m x 2.67m) Up and over door. Built-in Worcester Bosch gas fired boiler. Light and power.

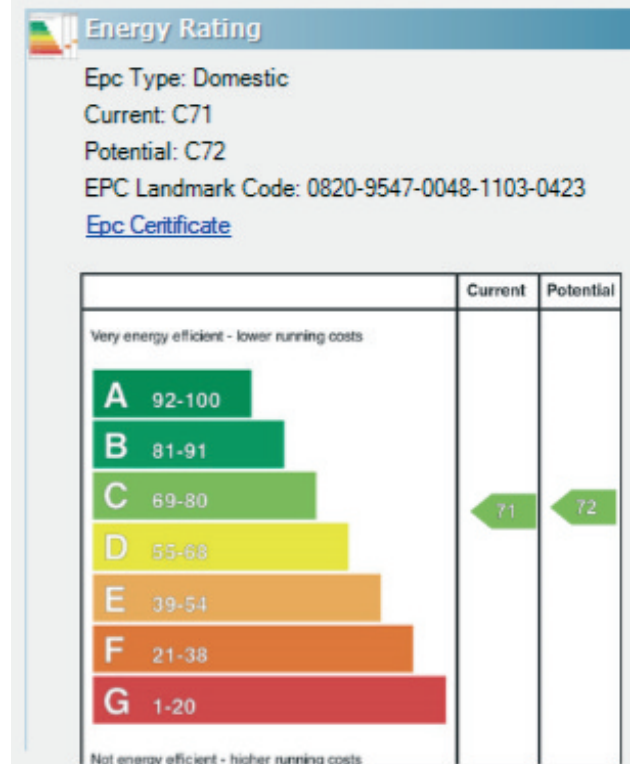


Telephone 028 9066 3030

www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.



Location:

From Stranmillis Road, turn into Sharman Road and Vauxhall Park is the third on the right hand side. Continue across junction with Cricklewood Park and the property is on the left hand side.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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