



This attractive spacious semi detached home occupies an unrivalled much sought after residential location in the heart of Stranmillis with a host of amenities only minutes away including Stranmillis Primary School being virtually on one's doorstep.

The property offers balanced bright accommodation throughout with generous living space including a conservatory leading to the rear garden and four well proportioned bedrooms. Overall it is ideally suited for modern day living and requiring some modernisation it will give prospective buyers the opportunity to update and create their ideal home.

This has always been an extremely popular location and with all this home has to offer it will have wide ranging appeal including to families and early inspection is recommended.

Offers Over
£335,000

35 Hillside Crescent,
Belfast,
BT9 5EN

Viewing by
appointment
through agent
028 9066 3030



- Four Bedroom Extended Semi-detached Home Walking Distance of Stranmillis Primary School
- Entrance Hall
- Lounge with Feature Fireplace and Double Doors to Dining/ Living Room
- Modern Fitted Kitchen with Range of Appliances
- South Facing Conservatory with Access to Paved Patio Garden
- Four Well Proportioned Bedrooms
- Modern Bathroom and Separate wc
- Oil Fired Central Heating / Double Glazed Windows
- Delightful Front Gardens in Lawns with Fencing and Bushes, Gates to Driveway Parking for Several Cars
- Extremely Convenient To Many Local Amenities Including Stranmillis Primary School And The Lagan Tow Path

The Property Comprises:

Ground Floor

uPVC front door to:

ENTRANCE HALL: Laminate wood effect floor, under stairs storage.



LOUNGE: 14' 3" x 11' 11" (4.34m x 3.63m) (at widest points). Wooden fireplace with cast iron inset and feature tiling, granite hearth.



Double doors and glazing to:

Telephone 028 9066 3030
www.templetonrobinson.com

DINING/LIVING ROOM: 11' 7" x 11' 2" (3.53m x 3.4m)



Sliding door to:

CONSERVATORY: 15' 9" x 12' 0" (4.8m x 3.66m) Ceramic tiled floor, uPVC doors to rear.



MODERN FITTED KITCHEN: 12' 3" x 7' 10" (3.73m x 2.39m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, space for fridge/freezer, space for cooker, plumbed for washing machine, ceramic tiled floor, part tiled walls, low voltage spotlights.



First Floor

LANDING: Vinyl wood effect floor.

BEDROOM (1): 14' 2" x 11' 3" (4.32m x 3.43m)

BEDROOM (2): 12' 0" x 11' 1" (3.66m x 3.38m)

BEDROOM (3): 7' 5" x 7' 3" (2.26m x 2.21m) (at widest points).



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with electric shower over, hotpress, part tiled walls.



CLOAKROOM/WC: Low flush wc, fully tiled walls.

Second Floor

LANDING: Storage into eaves.



BEDROOM (4): 14' 10" x 13' 4" (4.52m x 4.06m) Storage into eaves, Velux windows.



Outside

Front garden in lawns with shrubs and large bush, timber fencing. Gates to driveway parking.

GARAGE:

HOME OFFICE: 19' 2" x 9' 9" (5.84m x 2.97m) Wash hand basin and vanity unit.

SHOWER/WET ROOM: Electric shower, low flush wc, wash hand basin, wash hand basin, ceramic tiled floor, fully tiled walls.



FLAT ONE: Enclosed paved patio area.

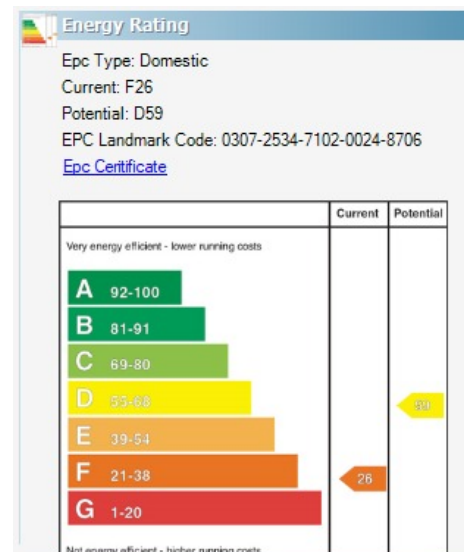


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From the Stranmillis Road turn into Richmond Park which continues into Knightsbridge Park. Hillside Crescent is then on the right hand side.

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



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