



Offering well-proportioned accommodation over three floors, this deceptively spacious family home enjoys a superb location close to the heart of Ballyhackamore.

Although now requiring some updating, the house has been well-cared for and the sale is priced to reflect the work a purchaser is likely to undertake.

Externally there is off-street parking, a good-sized garage plus an enclosed rear garden which enjoys a south-westerly orientation.

Early inspection is strongly recommended in order to appreciate all this fine property has to offer.

Offers Over
£325,000

156 North Road,
Ballyhackamore,
BELFAST,
BT4 3DJ

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive, red brick semi-detached villa
- Five bedrooms
- Living room with bay window and fireplace
- Separate dining / family room
- Kitchen with breakfast area
- Shower room with adjacent WC
- Additional WC downstairs
- Garden room
- Oil-fired central heating
- Double glazed throughout
- Detached brick garage
- Additional off-street, driveway parking
- Enclosed, south-west facing rear garden
- No onward chain
- Priced to allow for some updating
- Close to excellent local schools and amenities

The Property Comprises:

Ground Floor

uPVC double glazed front door with glazed panels.

ENCLOSED ENTRANCE PORCH: Cornice ceiling. Internal door with glazed panel to:

RECEPTION HALL: Cornice ceiling, ceiling rose.



LIVING ROOM: 15' 7" x 12' 3" (4.76m x 3.74m) (into bay and at widest points) Cornice ceiling, picture rail. Tiled fireplace and hearth.

Double doors with glazed panels to:



DINING ROOM: 13' 5" x 10' 11" (4.09m x 3.33m) (at widest points) Picture rail. Display shelving.



KITCHEN: 18' 1" x 9' 3" (5.51m x 2.81m) Range of high and low level units with built-in breakfast table. Double drainer stainless steel sink unit. Plumbed for washing machine. Under stairs storage cupboard. uPVC door to side garden.



UTILITY ROOM: Old Belfast sink unit.

CLOAKROOM: Low flush WC.

GARDEN ROOM: 8' 9" x 7' 8" (2.67m x 2.34m) Double doors to garden.



First Floor Return

LANDING: Shelved hotpress. Copper cylinder.

SEPARATE WC: Low flush WC, fully tiled walls.

SHOWER ROOM: Corner shower with Triton unit. Wash hand basin with cupboards underneath.

Fully tiled walls, chrome heated towel rail.



BEDROOM (5): 9' 3" x 8' 3" (2.82m x 2.51m)



First Floor

BEDROOM (1): 17' 2" x 15' 4" (5.22m x 4.68m) (into bay and at widest points) Cornice ceiling, picture rail. Range of built-in robes with cupboards and shelving.



BEDROOM (2): 10' 10" x 10' 10" (3.31m x 3.31m) Cornice ceiling, picture rail. Built-in robes with cupboards and shelving.



Second Floor

BEDROOM (4): 10' 11" x 9' 6" (3.32m x 2.9m) Shelving. Clothes rails.



BEDROOM (3): 17' 3" x 9' 6" (5.25m x 2.89m) (at widest points)



Outside

FRONT: Separate pedestrian gate with path to front door.

Double entrance gates opening onto driveway with off-street parking for two vehicles leading to:

DETACHED GARAGE: 22' 8" x 10' 5" (6.9m x 3.17m) Up and over door, power and light. Oil boiler. uPVC door to side.

REAR: Fully enclosed south-west facing rear garden.
Paved patio area. Flower beds with plants and shrubs.
Pvc oil tank. Outside light and tap.



Telephone 028 9065 0000
www.templetonrobinson.com

Location:

Heading towards City Centre from Ballyhackamore turn right after Marks & Spencer into North Road. Passing Strandtown Primary School on the right, Number 156 is on the left-hand side before Dundela Gardens.



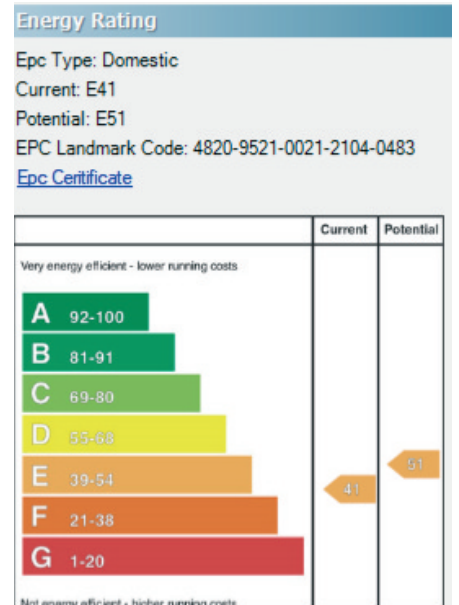
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