



Beautifully presented throughout, this delightful Edwardian red brick semi-detached home requires the purchaser to do little except move in. The attractive facade oozes character, with double storey bay windows and covered tiled porch area.

There is a bright and airy lounge. In addition, the extended kitchen/dining area benefits from a separate utility room and is open plan to cosy living area with wood burning stove.

Sagimor is an attractive, tree-lined park within walking distance of a range of excellent local schools and amenities. Shops and eateries in Bloomfield and Ballyhackamore Village are within a short stroll, adding to the undoubted appeal.

Offers Over
£285,000

15 Sagimor Gardens,
Belfast,
BT5 5LW

Viewing by
appointment with
& through agent
028 9065 0000

- Beautifully presented extended period semi-detached home
- Bright and airy lounge with feature bay window
- Open plan kitchen/dining/ living area with wood burning stove
- Separate utility room
- Three bedrooms, principle with bay window
- Family bathroom/Ground floor WC
- Gas central heating/uPVC Double Glazing
- Pavior driveway parking for two cars
- Rear garden in lawn with pavior seating area
- Popular tree lined avenue within walking distance of Ballyhackmore



The Property Comprises:

Ground Floor

Covered tiled porch area to

uPVC front door with glazed side panels.

ENTRANCE HALL: Low voltage spotlights. Laminate wood effect floor.

WC: White suite comprising low flush WC, wash hand basin, tiled floor, low voltage spotlights.

LOUNGE: 13' 10" x 12' 2" (4.22m x 3.71m) (into bay) Laminate wood effect floor.



KITCHEN/LIVING/DINING: 22' 3" x 17' 5" (6.78m x 5.31m) Living area with wood burning stove, open plan to dining area with glazed double doors to rear garden, open to; Modern fitted kitchen with range of high and low level units, stainless steel single drainer sink unit, 4 ring electric hob, stainless steel extractor fan, integrated fridge/freezer, integrated dishwasher, gas boiler cupboard, part tiled walls, tiled floor, Velux, part solid wood work surfaces.



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UTILITY ROOM: 6' 9" x 4' 0" (2.06m x 1.22m)
Plumbed for washing machine, stainless steel sink unit, tiled floor, part tiled walls.



First Floor

LANDING: Access to roofspace via Slingsby style ladder.

BEDROOM (1): 13' 9" x 10' 9" (4.19m x 3.28m) (Into bay)



BEDROOM (2): 10' 11" x 10' 8" (3.33m x 3.25m)



BEDROOM (3): 7' 8" x 7' 2" (2.34m x 2.18m) Built-in shelving.

BATHROOM: White suite comprising pedestal wash hand basin, low flush WC, panelled bath with mixer tap and telephone hand shower, rain head shower, chrome heated towel rail, fully tiled walls, tiled floor, low voltage spotlights.



Outside

FRONT: Pavior driveway parking for two cars.

REAR: Private and enclosed rear garden in lawn with boundary fencing and pavior seating area.





Location:

From the Upper Newtownards Road, turn onto Beersbridge Road. Sagimor Gardens is third on the left and property located on the right.



Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From the Upper Newtownards Road, turn onto Beersbridge Road. Sagimor Gardens is third on the left and property located on the right.

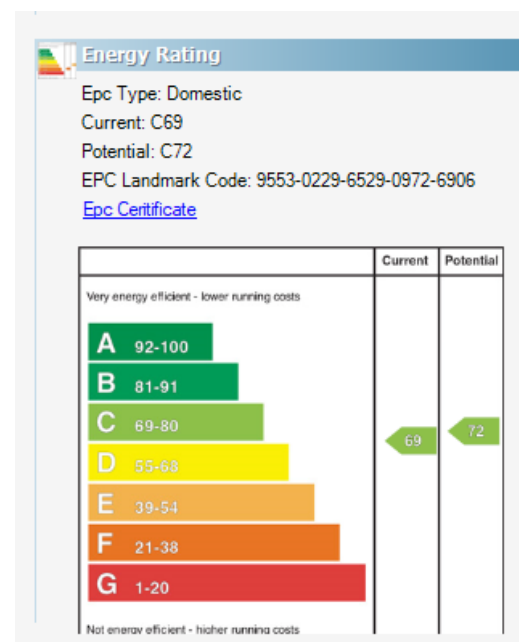
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