



This attractive, semi-detached home occupies a 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 Boat Club, Stranmillis Village and ease of access into the City Centre.

The property offers bright, well proportioned accommodation with three reception spaces, modern fitted kitchen and access from the conservatory to delightful rear gardens. There are three good sized bedrooms, a modern bathroom and cloakroom wc. Overall the property is very well cared for and presented by the current owners and ready for the new buyer to move in and enjoy and add their own stamp.

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
£395,000

23 Hillside Crescent,
BELFAST,
BT9 5EN

Viewing by
appointment
through agent
028 9066 3030





- Extended Three Bedroom Semi-detached Home Walking Distance of Stranmillis Primary School and The Lagan Towpath
- Entrance Hall
- Lounge with Hole in Wall Fireplace
- Modern Fitted Kitchen with Range of Integrated Appliances
- Access from Kitchen to Conservatory with Doors to Delightful Rear Gardens
- Further Cloakroom/wc
- Everyday Cosy Living Room with Coal Burning Fireplace
- Three Good Sized Bedrooms
- Modern Bathroom and Cloakroom wc
- Gas Heating / Double Glazed Windows
- Mature Enclosed Rear Gardens in Lawns, Front Gardens in Lawns with Hedging and Bushes
- Driveway Parking for Several Cars and Attached Garage
- Extremely Convenient To Many Local Amenities Including Forestside Shopping Complex, Cutters Wharf, The Boat Club and Public Transport

The Property Comprises:

Composite front door to . . .

Ground Floor

ENTRANCE HALL: Oak wood strip floor, cloaks area.



LOUNGE: 11' 11" x 11' 0" (3.63m x 3.35m) At widest points. Oak wood strip floor, hole in wall fire, electric look fire.



MODERN FITTED KITCHEN: 12' 3" x 7' 11" (3.73m x 2.41m) At widest points. Range of high and low level units, wood effect work surfaces, single drainer stainless steel sink unit, integrated Neff dishwasher, integrated Neff hob, stainless steel extractor fan, integrated double oven, warming drawer, space for fridge/freezer, low voltage spotlights, concealed lighting



uPVC door to...

CONSERVATORY: 18' 9" x 10' 6" (5.72m x 3.2m)

At widest points. Double doors to rear garden.



CLOAKROOM/WC: Low flush WC, wash hand basin.



LIVING ROOM: 15' 9" x 11' 2" (4.8m x 3.4m) Stone surround fireplace with slate inset and hearth, coal burning fireplace, oak wood strip floor, glazed doors to conservatory.



First Floor

LANDING: Access to roofspace (part floored)

CLOAKROOM/WC: Low flush WC.

BATHROOM: White suite comprising panelled bath, vanity unit wash hand basin, uPVC sheeted shower, laminate wood effect flooring.



Telephone 028 9066 3030
www.templetonrobinson.com

BEDROOM (1): 14' 2" x 12' 0" (4.32m x 3.66m) At widest points. Range of built in robes and dressing table.



BEDROOM (2): 12' 0" x 11' 2" (3.66m x 3.4m) At widest points. Built in robes and dressing table.



BEDROOM (3): 10' 1" x 7' 3" (3.07m x 2.21m) Built in robes.



Outside

OUTSIDE: Mature, enclosed rear gardens in lawns and bushes, stone wall and trees. Front gardens in lawns with hedging and bushes, cherry blossom tree. Parking for 3/4 cars.
ATTACHED GARAGE 14' 11" x 8' 6" (4.55m x 2.59m) At widest points. Roller door, gas boiler.



Telephone 028 9066 3030
www.templetonrobinson.com



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

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.