



A well presented, semi detached home in prime Rosetta location, close to many local amenities and easy access into the City Centre, with Forestside Shopping Complex only a short drive away.

The property comprises; entrance hall, two reception rooms and modern fitted kitchen. There are three well proportioned bedrooms and modern bathroom.

The property benefits from oil fired central heating, uPVC double glazed windows, driveway parking and delightful enclosed rear gardens and detached garage.

Demand will be high, thus early viewing is advised.

Offers Over
£279,950

4 Queensberry Park,
BELFAST,
BT6 0HN

Viewing by
appointment
through agent
028 9066 3030



- Delightful, Well Presented Three Bedroom Semi-Detached in Prime Rosetta Location
- Entrance Hall with Cloaks Storage
- Lounge with Feature Fireplace
- Separate Dining Room
- Modern Fitted Kitchen
- Three Well Proportioned Bedrooms
- Modern Bathroom
- Oil Fired Central Heating / Double Glazed Windows
- Private and Enclosed Rear Gardens in Lawns
- Driveway Parking and Detached Garage
- Close Proximity to Many Local Amenities Including Forestside Shopping Complex and Into the City Centre

The Property Comprises:

Ground Floor

uPVC front door to:

ENTRANCE HALL: Oak floor, picture rail, under stairs storage cupboard.



LOUNGE: 14' 10" x 11' 11" (4.52m x 3.63m) (at widest points). Marble fireplace, oak floor, cornice ceiling, bay window.



DINING ROOM: 11' 10" x 11' 4" (3.61m x 3.45m) (at widest points). Oak floor, cornice ceiling.



MODERN FITTED KITCHEN OPEN PLAN TO DINING AREA: 14' 8" x 8' 10" (4.47m x 2.69m) (at widest points). Maple effect range of high and low level units, work surfaces. One and a half bowl single drainer stainless steel sink unit, cooker, extractor fan over, plumbed for washing machine, space for tumble dryer, fridge/freezer, part tiled walls, ceramic tiled floor. uPVC door to rear.



First Floor

LANDING: Access to roofspace.

MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin. Fully tiled shower cubicle with electric shower, fully tiled walls, ceramic tiled floor, tongue and groove ceiling, shelved hotpress.



BEDROOM (1): 13' 3" x 10' 3" (4.04m x 3.12m) (at widest points). Bay window, built-in robe.



BEDROOM (2): 11' 10" x 11' 0" (3.61m x 3.35m)



BEDROOM (3): 8' 0" x 6' 3" (2.44m x 1.91m) (at widest points).



Outside

Private, rear gardens in lawns with large paved patio, boundary hedging and trees.

DETACHED GARAGE: 21' 1" x 11' 4" (6.43m x 3.45m) (at widest points). Up and over door, oil boiler. uPVC oil tank.

Driveway parking to the front with lawns, hedging and bushes.

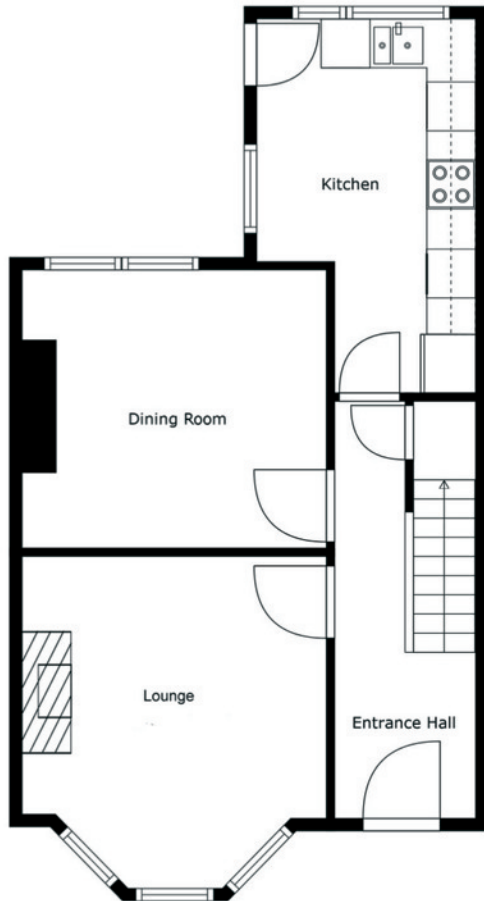


Location:

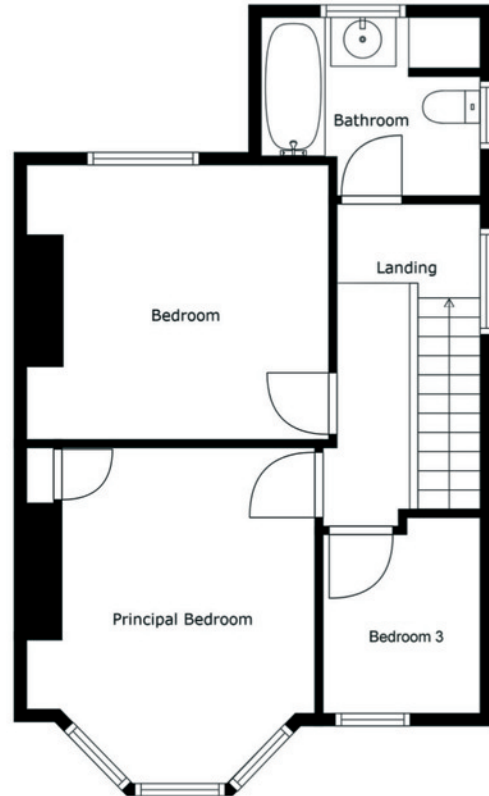
Knockbreda Road from Ormeau Road turn right just past Rosetta Primary School into Chesterfield Park then take the next road on the right hand side into Queensberry Park.

Telephone 028 9066 3030

www.templetonrobinson.com



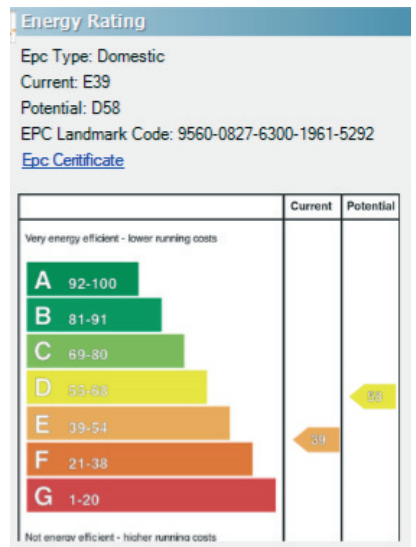
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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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