



Tucked away in a "no through" street just off highly regarded Kings Road, this lovely semi would be ideal for a range of purchasers. Families wishing to avail of a superb variety of schooling for all ages will love both the location and accommodation available.

Well-presented throughout, the property has been sympathetically modernised so the original warmth and character is still to the fore.

All four bedrooms are well-proportioned whilst the modern kitchen is large enough to incorporate a casual dining area thus further enhancing the versatility of the layout.

Less than a mile from Ballyhackamore, excellent local amenities in Cherryvalley and at King's Square are also within a short stroll.

It is only upon internal inspection that one can appreciate all this delightful home has to offer.

Offers Over
£325,000

11 Kings Crescent,
Kings Road,
Belfast,
BT5 6PR

Viewing by
appointment with
& through agent
028 9065 0000



- Attractive, Deceptively Spacious Semi Detached Villa
- 4 Bedrooms on First Floor
- Living Room with Feature Fireplace & Bay Window
- Separate Family/Dining Room, Also with Fireplace & Rear Bay
- Modern Kitchen with Casual Dining Area
- Family Bathroom with White Suite
- Additional WC Downstairs
- Natural Gas Central Heating System
- Double Glazed Throughout
- Detached Garage with Driveway Parking
- Front & Private Rear Gardens
- Excellent Decorative Order; Some Original Features Retained
- Close to Excellent Local Schools, Amenities, Comber Greenway etc

The Property Comprises:

Ground Floor

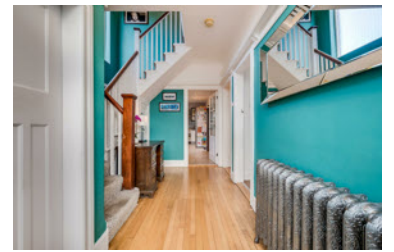
uPVC double glazed front door and side lights.

RECEPTION HALL: Cornice ceiling, plate rack. Oak strip flooring.

Feature radiator (available by separate negotiation). Under stairs storage cupboard.

CLOAKROOM: Low flush wc, wash hand basin with splashback. Black and white ceramic tiled floor. Painted tongue and groove panelling and ceiling.

LIVING ROOM: 14' 8" x 11' 11" (4.46m x 3.64m) (at widest points and into bay). Cornice ceiling, picture rail. Feature cast iron fireplace with tiled inset and hearth, natural gas coal effect fire. Wood surround.



FAMILY/DINING ROOM: 15' 1" x 12' 0" (4.59m x 3.66m) (into bay and at widest points). Shelving. Attractive cast iron fireplace with mahogany surround and tiled hearth. Cornice ceiling, picture rail.



KITCHEN/DINING: 19' 3" x 9' 1" (5.87m x 2.76m) Modern range of high and low level units including bi-fold cupboards. Granite work surfaces with underhung, Franke one and a half bowl stainless steel sink unit with mixer tap. Integrated Neff dishwasher, Smeg stainless steel range style cooker with five ring gas hob and Smeg extractor fan above, Neff integrated microwave oven. Ceramic tiled floor.

CASUAL DINING AREA: Back door to garden.



First Floor

BEDROOM (1): 14' 9" x 12' 0" (4.5m x 3.66m) (into bay and at widest points). Cornice ceiling, picture rail.



BEDROOM (2): 11' 11" x 11' 3" (3.64m x 3.43m) (at widest points). Cornice ceiling, picture rail.



BEDROOM (3): 9' 4" x 9' 4" (2.84m x 2.84m)



BEDROOM (4): 9' 1" x 8' 0" (2.77m x 2.44m) Cornice ceiling, picture rail.



BATHROOM: White suite comprising panelled bath with shower over and screen. Pedestal wash hand basin, low flush wc, part tiled walls, ceramic tiled floor. Access to roofspace.



LANDING: Cornice ceiling, picture rail. Shelved linen cupboard.

Outside

FRONT GARDEN: Lawn with hedging to boundary. Beds stocked with plants, trees and flowering shrubs. Flagged patio area.

Driveway with off-street parking leading down side of house to:

DETACHED GARAGE: 20' 0" x 9' 1" (6.10m x 2.78m) Up and over door, power and light. Utility area with plumbing for washing machine, space for tumble dryer. Sink unit and cupboard.

FULLY ENCLOSED, PRIVATE REAR GARDEN: Laid in brick paviors with circular detailing. Variety of well-stocked flower beds featuring plants and shrubs. Outside light and tap (at driveway). Access from driveway to crawl space / storage under full length of property.





Location:

Coming from Knock lights turn down Kings Road at Towell House heading towards Gilnahirk. Kings Park is first on the right after Comber Greenway pedestrian lights. Kings Crescent is first on the right.

Belfast Branches

Ballyhackamore - 028 90 65 0000

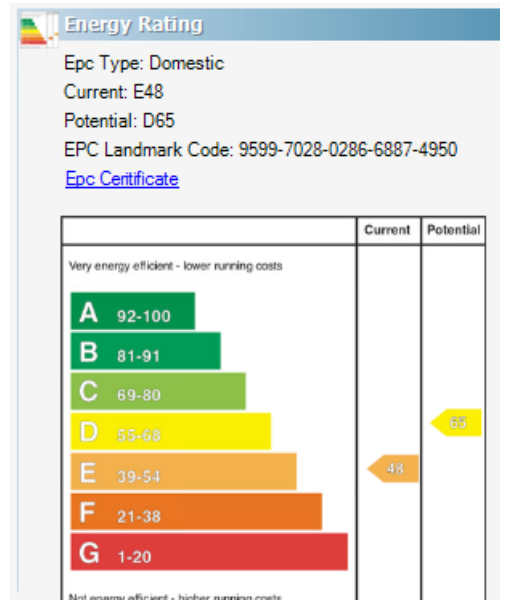
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