

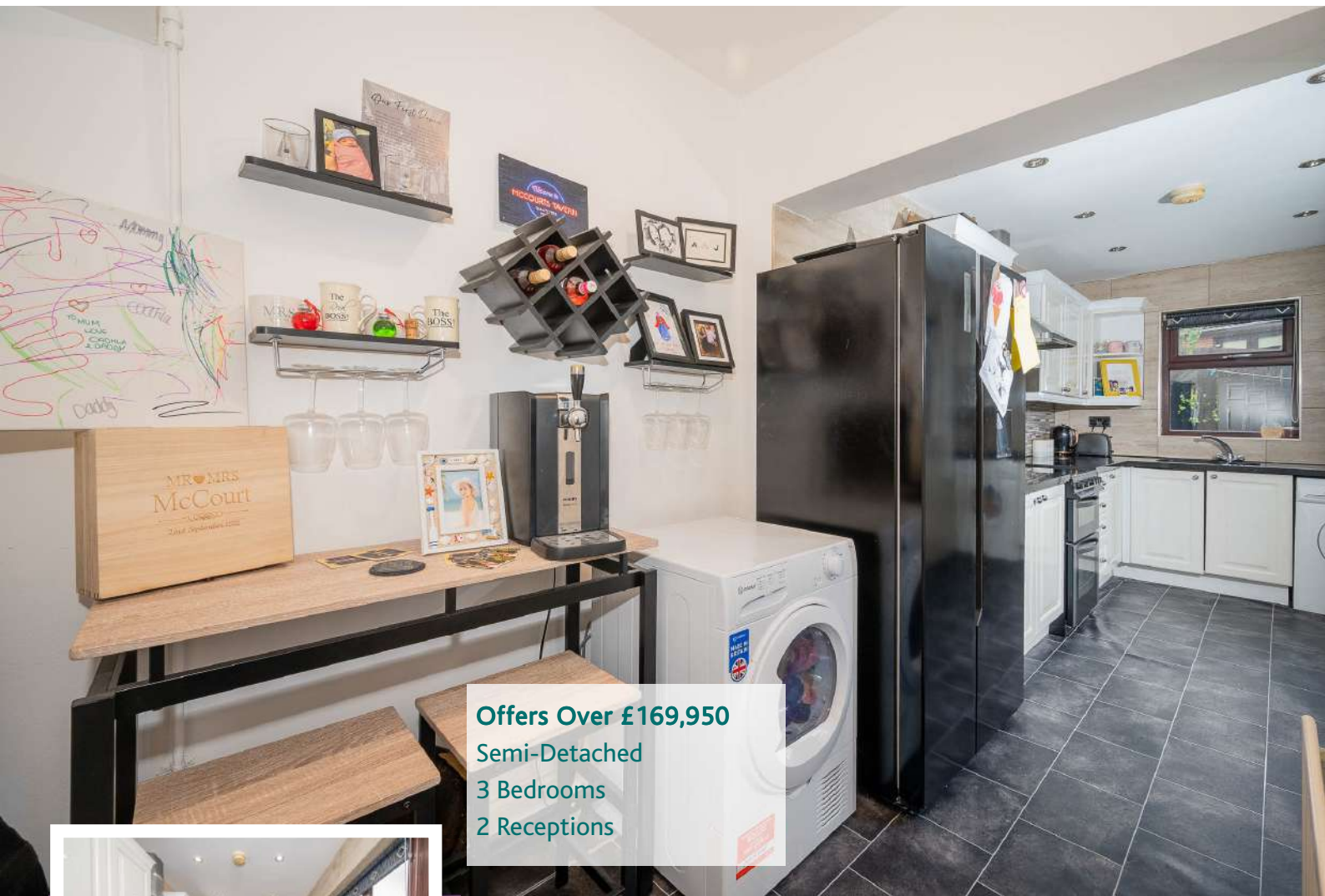


 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

37 Deerpark Road | Belfast, BT14 7PU
OFFERS OVER £169,950

**Scan for Property Details
and to Arrange a Viewing**





Offers Over £169,950
Semi-Detached
3 Bedrooms
2 Receptions



Property Features

- Well Presented Three Bedroom Semi-Detached Property Located off Oldpark Road in North Belfast
- Boasting Ease of Access to Both Belfast City and International Airports
- Front Lounge with Bay Window
- Separate Dining Room with Outlook to Rear Leading to Kitchen
- Fitted Kitchen with Space for Casual Dining
- Three Well Proportioned Bedrooms
- Contemporary Shower Room with White Suite
- Private Enclosed Rear Garden with Southerly Aspect
- Tarmacked Driveway with Private Off-Street Parking
- UPVC Double Glazing Throughout
- Gas Fired Central Heating
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast

Accommodation

Ground Floor

Spacious Reception Hall

Front Lounge
11'7" x 10'2"

Dining Room
10'3" x 10'1"

Kitchen
19'9" x 6'7"

First Floor

Landing

Bedroom One
10'7" x 9'5"

Bedroom Two
9'1" x 9'5"

Bedroom Three
6'9" x 6'4"

Bathroom

Roof Space

Outside

Front Driveway

Rear Garden

For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk



We are delighted to bring to the market this attractive red brick semi-detached property on a beautiful tree lined street in a popular and sought after residential location. The property offers ease of access for the city commuter and is within close proximity to a varied range of local amenities and many of Belfast's leading primary, secondary and grammar schools.

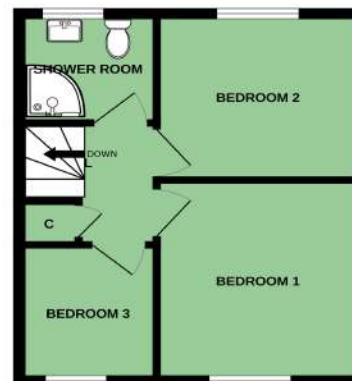
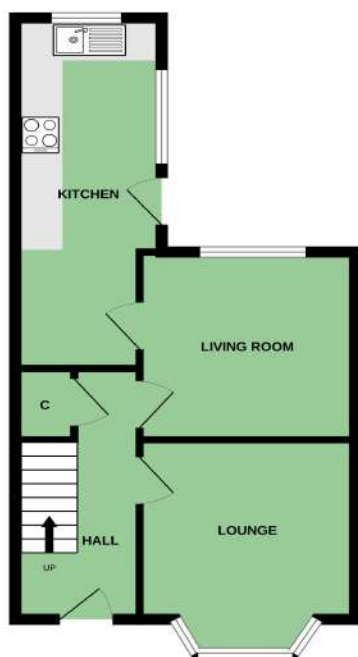
Beautifully presented throughout, offering bright and spacious accommodation throughout, on the ground floor the property comprises of a front lounge with bay window, separate dining room leading to a fitted kitchen with space for breakfast bar casual dining. On the first floor there are three well-proportioned bedrooms and a luxurious shower room with white suite. Externally the property enjoys a rear garden with southerly aspect and driveway parking.

The property further benefits from gas fired central heating, uPVC double glazing throughout and a partially floored roof space for storage.

With many highly sought after attributes and competitively priced, we are sure this property will gain instant momentum in the current market. We recommend viewing at your earliest convenience.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given. Made with Metrispace ©2023

Directions

Travelling along Oldpark Road in the direction of Crumlin Road, turn right on to Deerpark Road. No 37 is located on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		61	63
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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