



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

28 Blenheim Drive | Belfast, BT6 9GB
ASKING PRICE £235,000

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





Asking Price £235,000
Semi-Detached
3 Bedrooms
2 Receptions



Property Features

- Spacious Three Bedroom Semi-Detached Property Located in a Popular Residential Address in East Belfast
- Convenient Location Offering Ease of Access for the City Commuter
- Close to Excellent Schools, Parks, Belfast City Airport and Forestside Shopping Centre
- Immaculately Presented Throughout
- Bright and Airy Reception Hall with Under Stairs Storage
- Lounge / Family Room to the Front with Square Bay Window
- Separate Dining Room with Outlook to Rear Garden
- Bespoke Fitted Kitchen with Excellent Range of Units and Ample Space for Casual Dining
- Three Well Appointed Bedrooms
- Contemporary Shower Room with Modern White Suite
- Enclosed Rear Garden with Excellent Privacy
- Tarmacked Driveway with Generous Off-Street Parking
- Detached Garage
- Gas Fired Central Heating & UPVC Double Glazing Throughout
- Broadband Speed - Ultrafast

Accommodation

Ground Floor

Spacious Reception Hall

Living Room
12' x 10'6"

Dining Room
11' x 10'6"

Kitchen
20' x 8'4"

First Floor

Landing

Bedroom One
10'9" x 10'

Bedroom Two
10'4" x 10'2"

Bedroom Two
6'9" x 6'2"

Shower Room

Roof Space

Outside

Rear Garden Part
Laid in Lawns

Front Tarmac
Driveway

Garage
18'9" x 10'3"

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



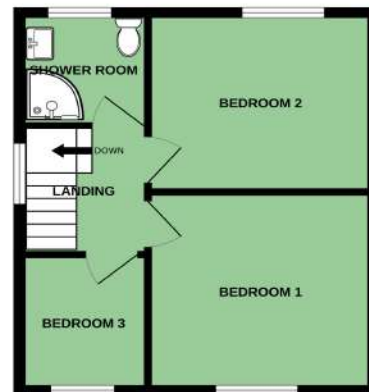
We are delighted to bring to the market this beautifully presented three-bedroom semi-detached property located off Castlereagh Road in East Belfast. Occupying a fantastic level site in a quiet residential location, the property is ideally positioned close to a host of local amenities, public transport links and leading local primary and secondary schools offering ease of access to Belfast City Centre and Belfast City Airport for the daily commuter.

The property itself offers generous accommodation over ground and first floor comprising of front lounge / family room, separate dining room, bespoke fitted kitchen with an excellent range of units and ample space for casual dining, three well-appointed bedrooms and a contemporary shower room with white suite. The property further benefits from gas fired central heating, UPVC double glazing throughout, a tarmacked driveway with generous off-street parking leading to a detached garage and an enclosed private rear garden which blooms in spring with many beautiful perennial flowers.

Likely to appeal to a range of potential purchasers and with nothing left to do but simply move in, we expect this property to gain instant momentum. We therefore recommend viewing at your earliest convenience.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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Directions

Travelling along the Castlereagh Road in the direction of Belfast City Centre, turn left on to Blenheim Drive. No 28 is on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		71	71
(55 - 68) D			
(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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