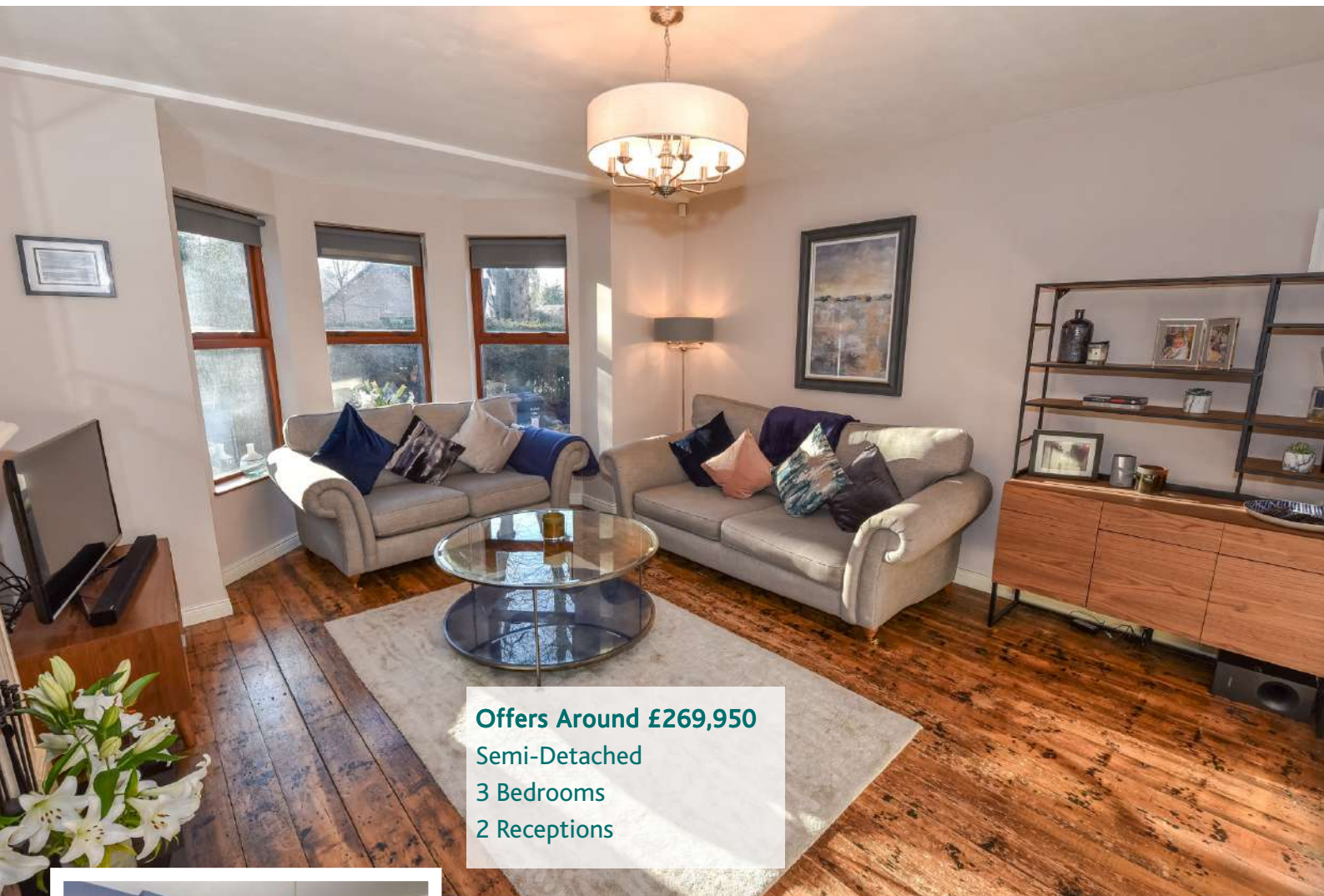




 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

8 Massey Avenue | Belfast, BT4 2JS
OFFERS AROUND £269,950



Offers Around £269,950
Semi-Detached
3 Bedrooms
2 Receptions

Property Features

- Unique Period Semi Detached Home
- Exceptional Presentation and High Standard of Fixtures and Fittings Throughout
- Extensively Renovated and Extended Over Recent Years
- Tasteful Use of Reclaimed Timber Flooring to Lounge and Dining Room
- Lounge and Dining Room with Attractive Period Fireplaces
- Spacious Bespoke Fitted Kitchen with Range of Integrated Appliances and Ample Dining Area
- Three Well Proportioned First Floor Bedrooms
- Stylish White Bathroom Suite
- Ensuite Bathroom with Separate Shower Cubicle
- Double Glazing
- Oil Fired Central Heating
- Driveway with Ample Parking
- Enclosed Rear Patio Garden with Patio Area and Raised Timber Decking, Sheltered and Ideal for Barbecues
- Prestigious, Convenient and Sought After Location
- Close to Many of the Province's Leading Primary and Grammar Schools
- Five Minutes Drive of George Best Belfast City Airport, Ten Minutes Drive of Central Belfast
- Ideally Suited to the Young Family, Professional Couple or Singles' Market



Accommodation

Ground Floor

Reception Porch

Dining Room
13'1" x 12'8"

Kitchen / Living Area
18'0" x 12'9"

Lounge
17'11" x 13'9"

Utility
7'4" x 4'8"

Rear Porch

First Floor

Landing

Bedroom One
12'4" x 11'9"

En Suite

Bedroom Two
13'8" x 9'6"

Bedroom Three
13'3" x 10'3"

Bathroom

Outside

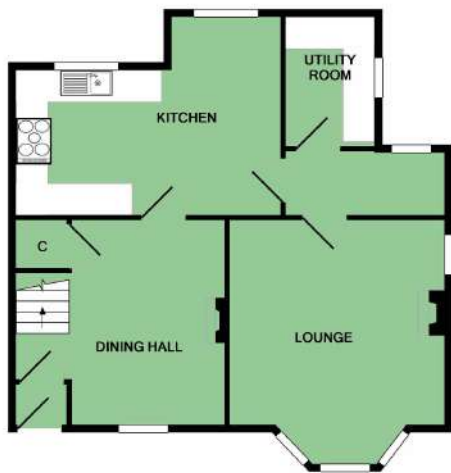
Enclosed rear garden with raised timber decked area

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

This charming period semi detached home enjoys an enviable location along the prestigious Massey Avenue close to Stormont Estate, East Belfast. It's delightful position ensures a mature leafy outlook from all principal rooms. This deceptive home over recent years has undergone extensive renovation and extension. The result created is an exceptionally well presented and unique family home exuding character and charm throughout combined with the highest standard of fixtures and fittings. Reclaimed timber floors, exposed natural Belfast brick detailing, contemporary sanitary ware and a modern fitted kitchen with range of integrated appliances ensure that this home will appeal to even the most discerning of purchaser. Ideally suited to the young family, professional or singles' market we feel confident this home will create instant interest.

Further benefits include ample driveway parking, three well proportioned first floor bedrooms and stylish first floor bathroom. The rear of the property is enclosed with patio areas and raised timber decking, sheltered and ideal for barbecues and relaxation.

Massey Avenue is close to a range of the Province's leading primary and grammar schools, the vibrant villages of Ballyhackamore and Belmont, only five minutes drive of Belfast City Airport and ten minutes of central Belfast making this property the ideal solution to a wide and varied market.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 from Belmont village country bound, take the second exit off the round about at Campbell College veer right as the Belmont Road bends to the right becoming Massey Avenue. Number 8 is located 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			
(55 - 68) D		55	63
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

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