



Estate Agents & Valuers

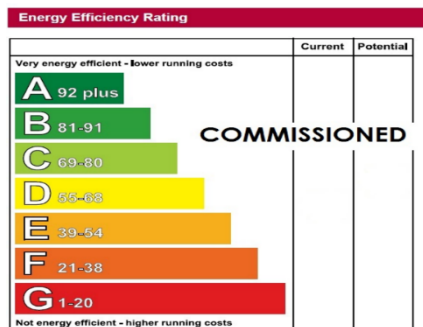
www.alannewell.com

☎ 028 9081 2422

No 40 Lenaghan Crescent, Saintfield Road Belfast BT8 7JD



This is an attractive rustic brick semi detached home with matching attached garage and a large landscaped rear garden with pleasant south west sunny aspect. Lenaghan is popular with home owners being a short distance off the main A24 arterial route close to Forestside Shopping Centre and other popular amenities in this part of South Belfast. This property is well priced and we anticipate good interest. Special features include large window space to most rooms with bright sunshine flooding in, oil fired central heating from an updated Grant oil boiler, Upvc double glazed windows, excellent rear dining area opening to kitchen, two separate reception rooms, three good bedrooms all with white panelled internal room doors and off course that garden, what a garden. Some update and home improvement will be necessary but early viewing is recommended for full appreciation so that the property can best be appreciated by internal inspection.



Asking Price: Offers Invited over £185,000-00

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Covered Porch : White painted hardwood entrance door with viewing pane and glazed side panels and quarry tiled step

Spacious Bright Entrance Hall: 13/4 x 7/9 with recessed ceiling lighting and useful understairs cloaks storage space. Ceiling cornice. No direct access to kitchen from the hall



Sitting Room: 11/3 x 11/3 with large double glazed window to front and long radiator. Glass pane door from hall



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Dining Room: 11/3 x 10/6 with wood laminate flooring, ceiling cornice and large picture window allowing pleasant aspect down rear garden. Open archway leading to:



Attractive Kitchen: 11/9 x 7/9 with excellent range of wooden door linen look high and low level units with contrasting teak trim all with pelmets and cornices and extensive onyx worktop space. Inset stainless steel sink top with mixer tap, slot on cooker space with stainless stell extractor hood over, plumbing for washing machine. Part tiled walls between units. Pace for under counter fridge and separate matching freezer. Cushion floor covering.



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First Floor : Bright landing 7/9 x 7/6 with large fixed window with leaded glass panes.



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Bedroom 1: 11/9 x 9/0 PLUS existing ward robe space.



Bedroom 2: 11/6 x 10/6 with pleasant outlook to rear.



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Bedroom 3: 9/9 x 7/9 with fitted wardrobe.



Bathroom: 7/6 x 6/3 with fully tiled walls and tongue and groove timber sheeted ceiling. White suite comprising panelled bath with chrome mixer telephone hand held shower taps, Pedestal wash hand basin and low flush W.C. with push button cistern. Hot press with lagged copper cylinder and immersion heater.



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Roof Space: partially insulated.

Central Heating: Oil fired central heating is installed from a Grant Oil fired boiler positioned in the garage.

Outside: Concrete flagged driveway to front with easy access between brick pillared entrance.



Garage: Attached brick garage 17/6 x 7/3 with up and over vehicle door, concrete floor, light and power points. Adjoining rear store 10/4 x 6/6 with rear pedestrian door from garden.

Gardens: Enclosed small front garden laid in coloured pebble with space for some additional off road parking possibly. Beautiful landscaped private rear garden laid in mature lawn with carefully planted screening borders and tree lines for maximum privacy. Ideal for those lazy summer days for children to play or relaxing.



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Tenure: Leasehold held on a long lease subject to an annual Ground Rent of £25-00

Rates: Land & Property Services confirm a Capital Value of £150,000-00 upon which Lisburn and Castlereagh City Council have confirmed the domestic rates payable for the year commencing 01 April 2022 will be £1,177-05