



28 EASTLEIGH DRIVE

Belfast, BT4 3DX

Offers over **£415,000**



SEMI-DETACHED | 4 🛏️ | 1 🚽 | 3 🚿

We are delighted to bring to the market this exceptionally well proportioned four bedroom semi-detached property positioned in Ballyhackamore, East Belfast.

KEY FEATURES

- Spacious Four Bedroom Semi-Detached Property
- Convenient and Sought After Location
- Retaining Original Features
- Living Room with Outlook to Front
- Separate Family Room with Mature Outlook to Rear
- Dining Room with Access to a Downstairs WC
- Fitted Kitchen With Range of Units and Appliances
- Four Well Proportioned Bedrooms
- Family Bathroom with White Suite and Both Bath and Shower Facilities
- Access to a Part Floored Roofspace
- Tarmacked Driveway Leading to Double Garage
- Mature South Facing Rear Garden
- Newly Installed UPVC Double Glazing Throughout
- Oil Fired Central Heating
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

- Covered Entrance Veranda
- Reception Porch
- Spacious Reception Hall
- Bright Living Room
16'7" x 12'4"
- Dining Room
10' x 10'
- Downstairs WC
- Family Room
14' x 12'3"
- Kitchen

First Floor

- Landing
- Spacious Hallway
- Family Bathroom
- Bedroom One
17'3" x 12'4"
- Bedroom Two
14' x 12'4"
- Bedroom Four
10' x 9'7"
- Bedroom Three
11' x 10'

Outside

- Extensive Enclosed Front Garden
- Detached Garage
20' x 16'
- Extensive Enclosed Private Rear Garden wth Southerly Aspect



DIRECTIONS

Travelling down the Upper Newtownards Road toward Belfast, after the traffic lights outside the library turn right into Eastleigh Drive. Number 28 is located on the left hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

| ENERGY EFFICIENCY RATING | | |
|--|---------|-----------|
| | CURRENT | POTENTIAL |
| 92+ A | | |
| 81-91 B | | |
| 69-80 C | | |
| 55-68 D | | |
| 39-54 E | | |
| 21-38 F | 36 | 49 |
| 1-20 G | | |
| <i>NOT energy efficient - higher running costs</i> | | |

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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