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CHARTERED SURVEYORS  
AUCTIONEERS, ESTATE AGENTS & VALUERS  
RATING & COMPENSATION CONSULTANTS  
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**Semi detached home in great neighbourhood, with mature  
gardens  
86 Orangefield Crescent, Belfast, BT6 9GJ**



**Offers in the region of: £189,000**

This is a beautiful home on a road perfect for first time buyers and families alike.

Located off Ladas Drive and The Castlereagh Road, 86 Orangefield Crescent is extremely convenient for travel into the city centre, or for getting onto the Outer Ring. George Best City Airport is approx 10 min drive away, and for the avid rugby fan, Kingspan Stadium is a 5 minute walk. A wide range of amenities are on your doorstep, with fantastic neighbours surrounding.

The accommodation comprises of a hallway with picture rail, open plan living and dining room with patio doors to the garden. Galley style kitchen with fully integrated appliances, separate utility room, three bedrooms, and shower room. Lawn to the front with paved driveway, two gardens sheds, and rear enclosed garden with patio area.

**VIEWING STRICTLY BY APPOINTMENT THROUGH AGENTS**

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## FEATURES

- Open plan lounge and dining room with high ceilings, solid wood flooring and picture rail. Solid burning fireplace with ornate inset.
- Kitchen with integrated appliances and separate utility room plumbed for washing machine
- Three bedrooms & Shower room
- Gas heating & pvc double glazing
- Two garden sheds, lawns to front with hedging and rear enclosed gardens with patio area



## **ACCOMMODATION COMPRISES:**

### **ENTRANCE**

### **HALLWAY:**

Solid wood flooring, picture rail, under stair cupboard and radiator.

### **LOUNGE: 23' 9" x 11' 9" (7.24m x 3.58m)**

Lounge with feature coal fireplace with ornate cast iron inset and wood mantle, picture rail and high ceiling, solid wood floor running through to the open plan dining room, patio doors to the garden.





**KITCHEN: 13' 1" x 9' 2" (3.99m x 2.79m)**

High and low level units to comprise integrated hob with extractor above, dishwasher, 1 & 1/2 bowl stainless steel sink and drainer, glass display cabinets and tiled floor.



**UTILITY ROOM:**

Plumbed for washing machine, space for fridge, tiled floor and rear access.

**FIRST FLOOR**

**LANDING:**

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Carpet, roof space access.

**BEDROOM (1): 11' 7" x 9' 2" (3.53m x 2.79m)**  
Built in wardrobe shelving, radiator and picture rail.



**BEDROOM (2): 11' 9" x 10' 6" (3.58m x 3.2m)**  
Radiator.



**BEDROOM (3): 6' 5" x 6' 2" (1.96m x 1.88m)**  
Laminate floor and radiator.

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Entrance hallway



### **SHOWER ROOM:**

Newly fitted vanity sink with mirror cabinet above, shower cubicle, low level WC and chrome rail radiator.



## **OUTSIDE**

Neatly presented front lawn with hedging and cast iron railings with gates, paved driveway leading to enclosed rear garden with patio and two garden sheds.

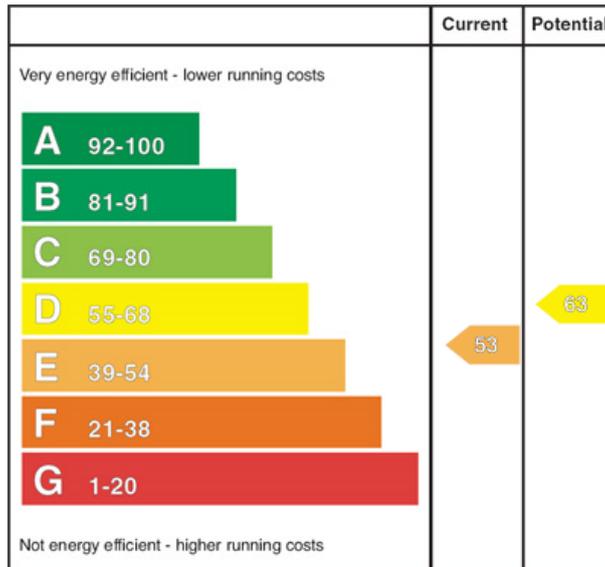




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TENURE  
EPC



**VIEWING STRICTLY BY APPOINTMENT WITH THE AGENTS**

Please note; the vendor of this property is a relative of the selling agent.

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