



72 Knockbreda Park, Rosetta, Belfast, BT6 0HF

Asking Price £239,950

Knockbreda Park is a popular residential location within Rosetta and provides easy access via transport links to most parts of the City, Forestside Shopping Centre and leading schools both primary and post primary. The Ravenhill and Ormeau area is within walking distance with independent shops and cafés joining established names and as many local clubs and sports groups as you could wish for.

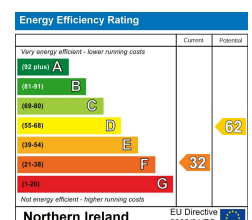
Green, open spaces include Ormeau Park and Cherryvale Playing Fields.

The internal accommodation on the ground floor comprises two reception rooms and fitted kitchen, upstairs there are three good sized bedrooms and shower suite.

Outside, the property benefits from mature gardens front and rear and driveway with ample parking that leads to a detached garage.

An excellent home that offers great potential for the client that wants to add their own fit and finish.

- Semi Detached Home
- Two Reception Rooms
- Shower Suite 1st Floor
- Partial Double Glazing
- Detached Pre-Fabricated garage
- Three Bedrooms
- Fitted Kitchen
- Oil Heating
- Driveway To The Front
- Enclosed Rear Gardens



Entrance Hall



Hardwood front door to entrance hall. Under-stairs storage.

Lounge 13'7 x 11'2 (4.14m x 3.40m)



(at widest points) Tiled fire-place.

Living Room 11'4 x 11'3 (3.45m x 3.43m)



Fitted Kitchen 16'5 x 5'7 (5.00m x 1.70m)



Full range of high and low level units, Formica work surfaces, single drainer stainless steel sink unit with mixer taps, Oil boiler.

First Floor

Bedroom One 13'3 x 10'7 (4.04m x 3.23m)



Bedroom Two 11'2 x 10'5 (3.40m x 3.18m)



Built in robe.

Bedroom Three 7'8 x 6'9 (2.34m x 2.06m)



White Shower Suite



White shower suite comprising walk in shower unit with Mira shower unit, pedestal wash hand basin, low flush w.c Hot-press.

Outside Front

Front garden laid in lawn.

Driveway with ample parking leading to detached pre-fabricated garage.

Detached Pre-fabricated Garage

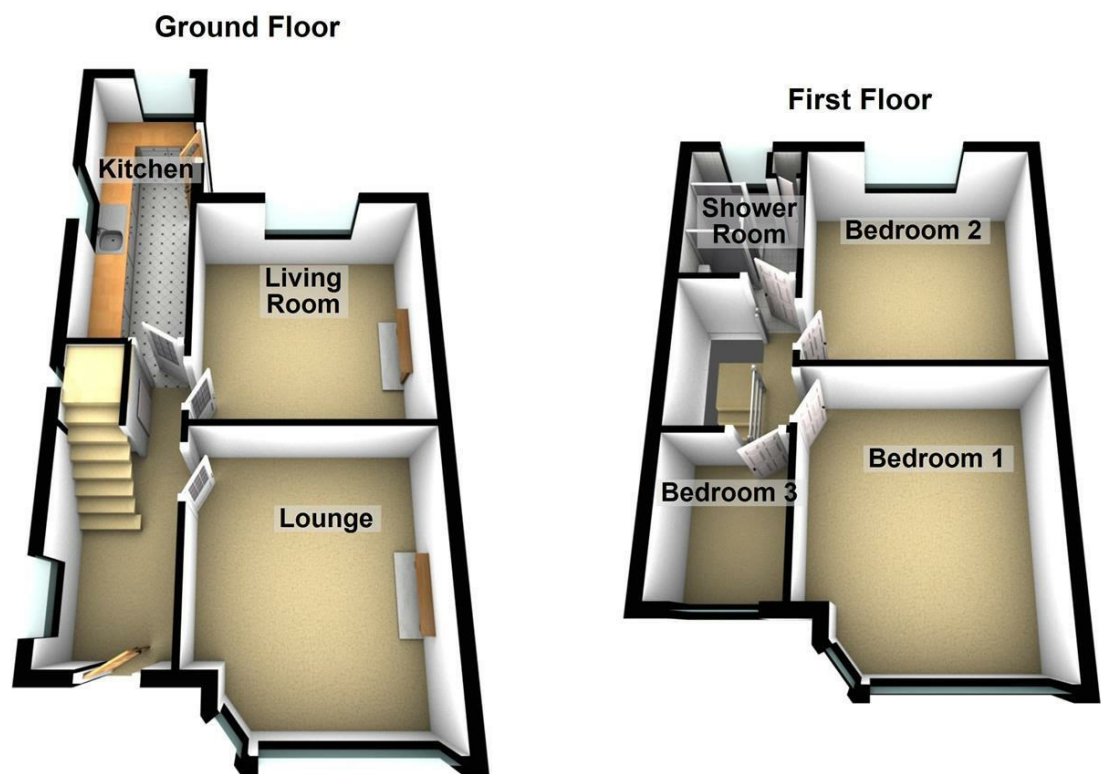
Up and over door.

Enclosed Rear Garden

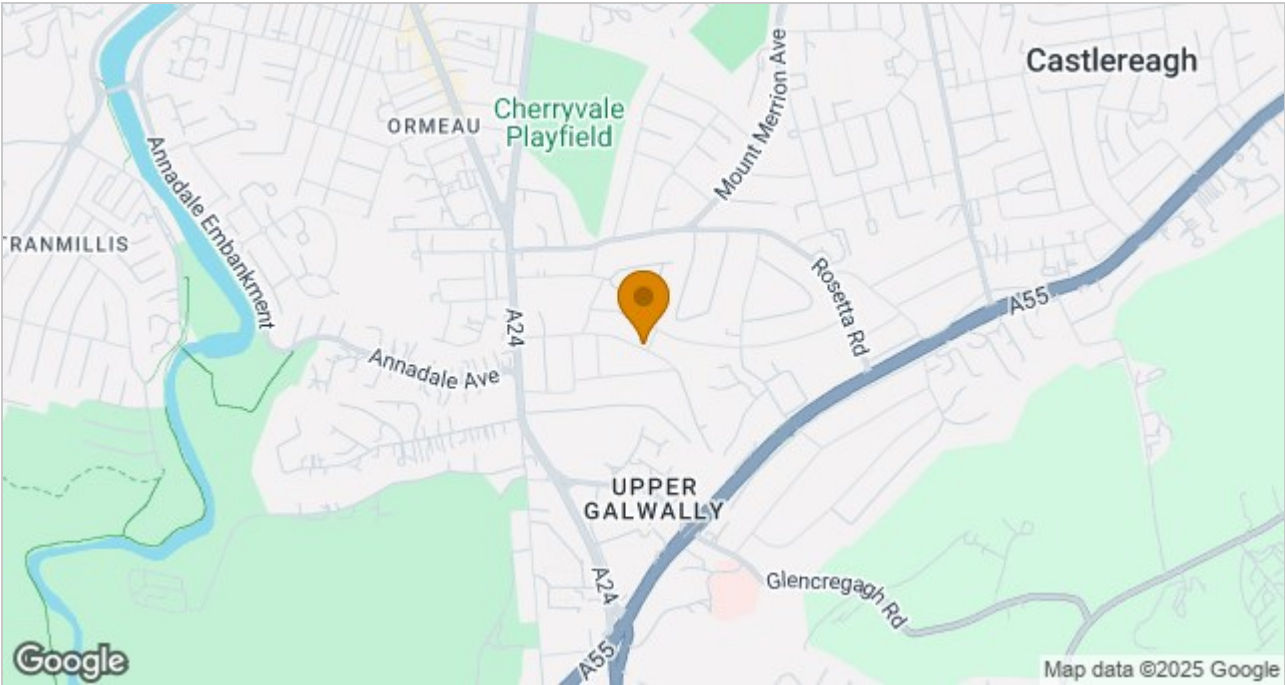


Enclosed rear garden laid in lawn. Range of mature trees and shurbs.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN

028 9060 5200

BALLYHACKAMORE

028 9047 1515

BALLYNAHINCH

028 9756 1155

BANGOR

028 9127 1185

CARRICKFERGUS

028 9336 5986

CAVEHILL

028 9072 9270

DONAGHADEE

028 9188 8000

DOWNPATRICK

028 4461 4101

FORESTSIDE

028 9064 1264

GLENGORMLEY

028 9083 3295

MALONE

028 9066 1929

NEWTOWNARDS

028 9181 1444

RENTAL DIVISION

028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. N1051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark