

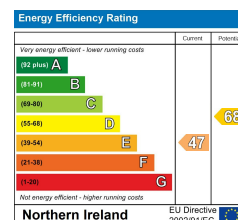


1 Beechgrove Park, Upper Knockbreda Road, Belfast, BT6 0NQ

Asking Price £299,950

Beechgrove Park is only a few minutes walk to the Upper Knockbreda Road and with the footbridge it provides a convenient and safe link to Rosetta and local amenities including public transport, a variety of shops and the local primary and post primary schools. This attractive, double fronted detached home is also located only a few minutes' drive from the ever popular Forestside Shopping Centre. The property offers bright, spacious accommodation comprising lounge and living rooms to the front, a fitted kitchen, downstairs cloak room with w/c, three bedrooms and a coloured bathroom with separate w/c on the first floor. Outside, the property benefits from an enviable corner site position as well as enjoying spectacular views over Belfast and all of its famous landmarks. There are gardens to the front, side and also to the rear, laid in lawns with additional patio areas and a side driveway with off street parking leading to a detached garage. The large gardens not only enjoy lovely views over Belfast, they also have the added bonus of capturing the afternoon sun and early evening sun. Chain free, an early viewing is recommended!

- Attractive detached home
- Two separate reception rooms
- Ground floor w/c
- Oil heating / Double glazed windows (Bar 1)
- Fantastic corner site with superb views
- Three bedrooms
- Fitted kitchen
- 1st floor bathroom with separate w/c
- Off street parking leading to a detached garage
- Chain free onward sale



The accommodation comprises

Hardwood and glass panelled front door leading to the entrance hall.

Entrance hall



Cloaks 6'7 x 4'9 (2.01m x 1.45m)



Comprising low flush w/c, wash hand basin.

Lounge 17'7 x 10'8 (5.36m x 3.25m)



Stone fireplace.

Dining / living room 11'3 x 11'2 (3.43m x 3.40m)



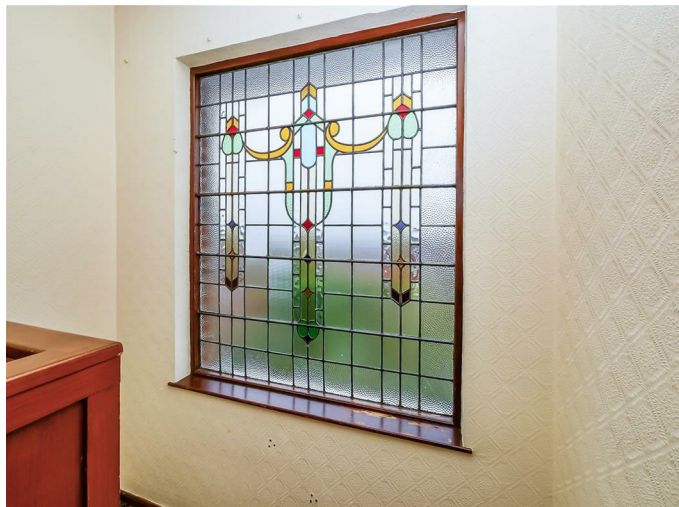
Kitchen 10'3 x 9'2 (3.12m x 2.79m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, cooker

space, extractor fan, plumbed for washing machine, fridge freezer space, side door access.

1st floor



Landing, feature stain glass window, access to the roof space.

Bedroom 1 12'3 x 11'5 (3.73m x 3.48m)



Built in robe.

Bedroom 2 14'7 x 6'8 (4.45m x 2.03m)



Bedroom 3 11'10 x 9'7 (3.61m x 2.92m)



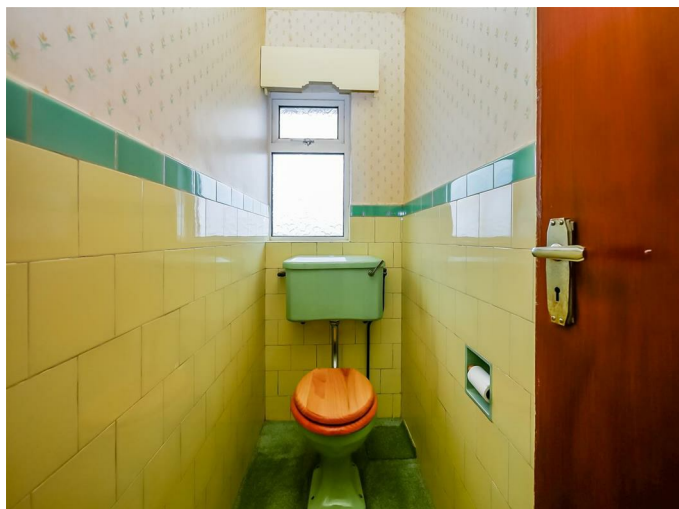
Corner window provides fantastic views.

Bathroom 9'5 x 5'8 (2.87m x 1.73m)



Coloured suite comprising panelled bath, pedestal wash hand basin, part tiled walls, hot press.

Separate w/c



Low flush w/c, part tiled walls.

Outside

Driveway to the side that leads to the detached garage.

Detached garage



Up and over door.

Front gardens



Gardens to the front laid in lawns, flower beds with a range of plants, trees and shrubs.

Side gardens



This enviable corner site continues with lawn gardens, range of mature plants, trees and shrubs.

Rear gardens

Additional flagged patio areas, pvc oil tank, boiler house housing an oil fired boiler, outside tap and light, outside storage.

Additional garden image



Rear elevation



Views

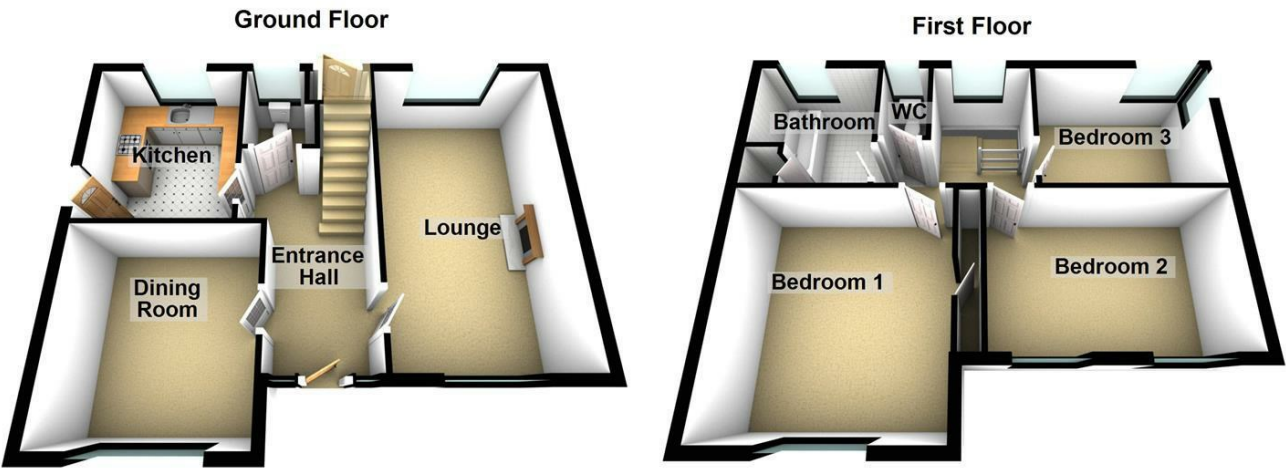


View from bedroom 3 overlooking Belfast and all its major landmarks.

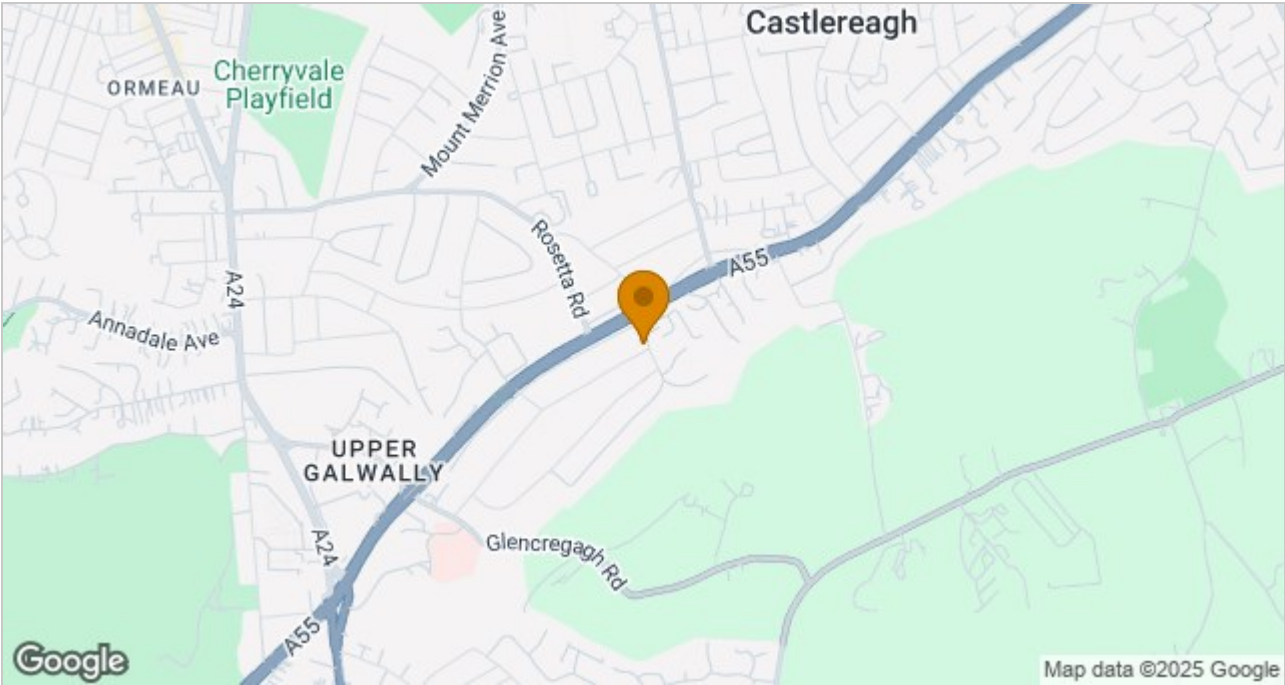
PLEASE NOTE

Vendor advises downstairs has hardwood flooring under carpets.

Floor Plan



Area Map



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