



## 5 Beechgrove Avenue, Upper Knockbreda Road, Belfast, BT6 0ND

**Asking Price £239,950**

Beechgrove Avenue is a popular residential location, off the Upper Knockbreda Road, within walking distance to Forestside Shopping Centre, transport links to most parts of the City and leading schools both primary and post primary.

The internal accommodation comprises lounge to the front, dining room to the rear which is open to the fitted kitchen.

Upstairs, there are three good sized bedrooms and a white bathroom suite.

Further benefits include an oil fired central heating system and double glazing.

Outside there is a driveway with ample parking to the front and rear garden laid in lawns.

An excellent home in great location.

- Semi Detached Home
- Two Reception Room
- White Bathroom Suite
- Double Glazing
- Enclosed Rear Gardens
- Three Bedrooms
- Fitted Kitchen
- Oil Heating
- Driveway With Ample Parking
- Superb Location - Chain Free Purchase

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	67
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



### The Accommodation Comprises



Open entrance porch.  
Pvc glass panelled front door with glazed side panels to entrance hall. Laminate flooring.  
Storage under stairs.

### Lounge 12'7 x 11'1 (3.84m x 3.38m)





**Dining Room 12'2 x 10'4 (3.71m x 3.15m)**



**Laminate flooring, open plan to fitted kitchen.**



### Fitted Kitchen 11'8 x 7'0 (3.56m x 2.13m)



Full range of high and low level units, Wood effect work tops, built in hob with overhead extractor fan and stainless steel under oven, Integrated fridge freezer and washing machine. Plumbed for dishwasher. Laminate flooring. Spot-lights.

### First Floor



### Bedroom One 12'3 x 9'7 (3.73m x 2.92m)





**Bedroom Two 12'5 x 9'7 (3.78m x 2.92m)**

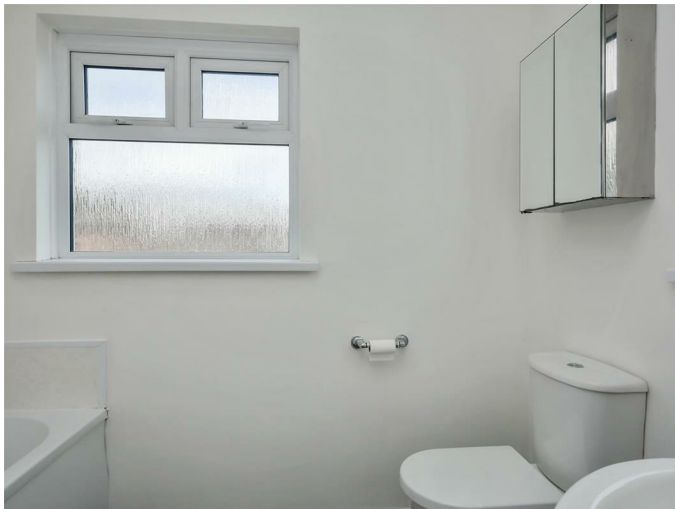


### Bedroom Three 7'7 x 7'4 (2.31m x 2.24m)

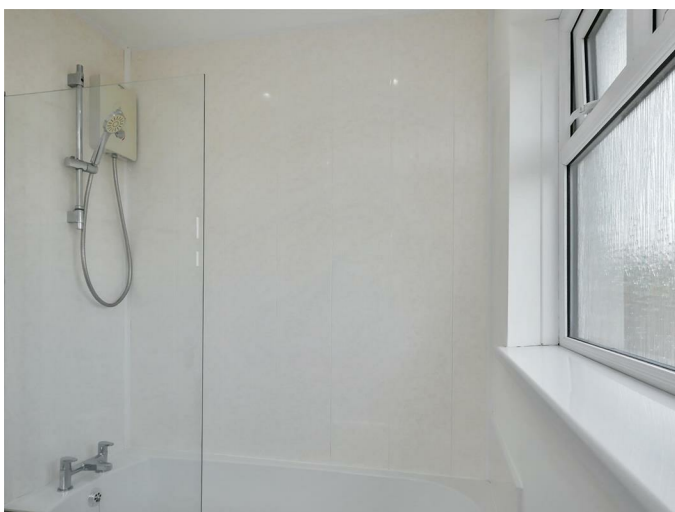


Built in storage.

### White Bathroom Suite



Comprising panelled bath with mixer taps and shower above, pedestal wash hand basin with mixer taps, low flush w.c Heated chrome towel rail. Pvc paneling. Spot-lights.





### **Landing**

Hot-press. Ladder access to the floored roof space with lighting.

### **Outside Front**

Front garden laid in lawn.

Driveway with ample parking leading to the rear.

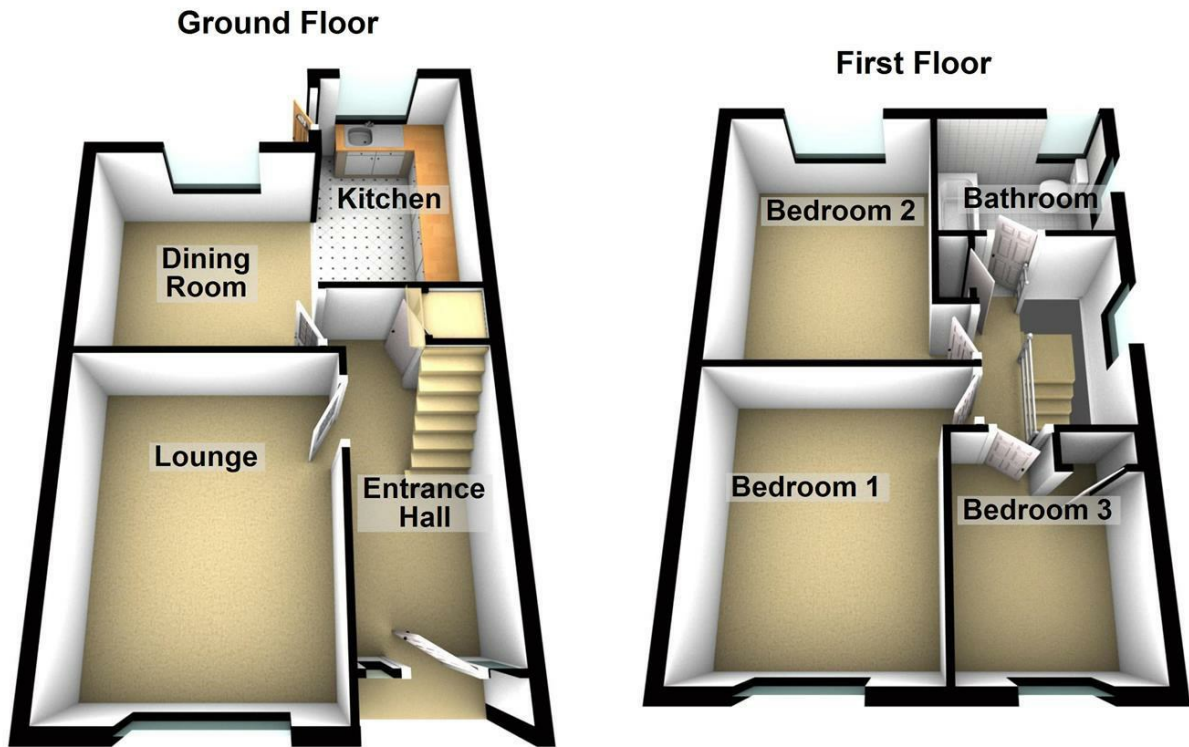
### **Outside Rear / Fully Enclosed**



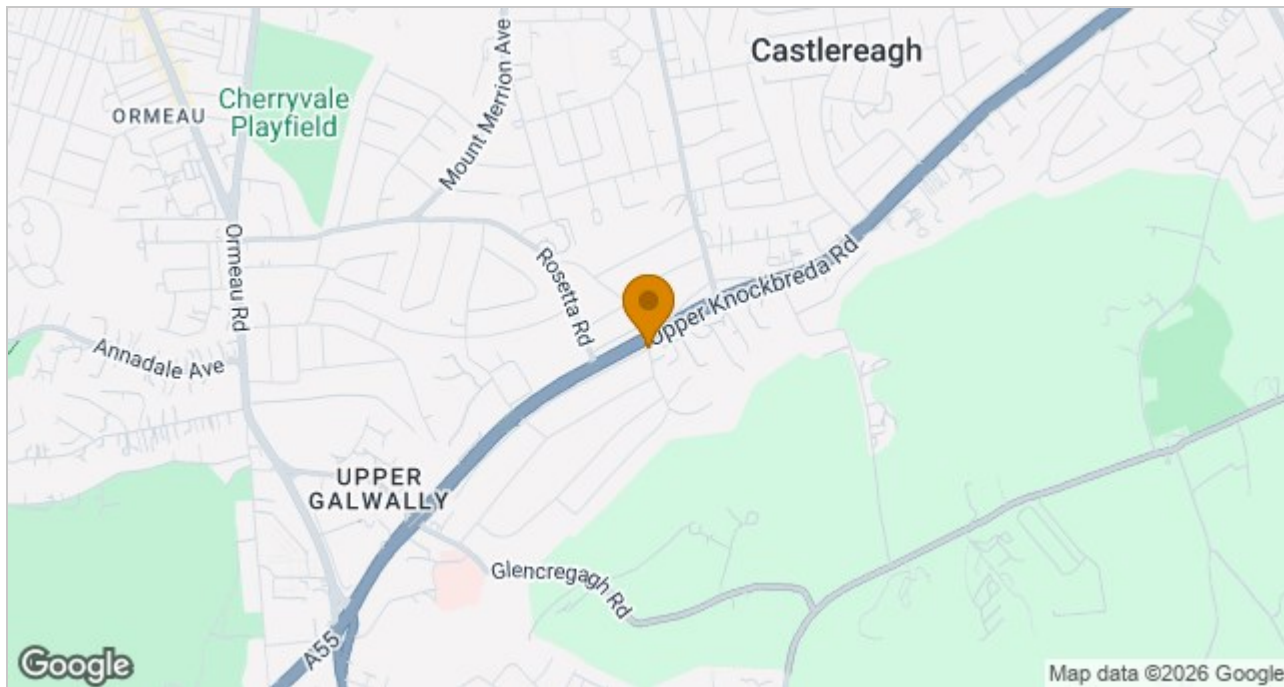
Flagged patio to the rear accessed from the kitchen leading to garden laid in lawn, bordered by timber fencing. Pvc oil tank.  
Housed oil fired boiler.



## Floor Plan



## Area Map



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