



62 Glencregagh Park, Glencregagh road, Belfast, BT6 0NT

Asking Price £199,950

Glencregagh Park is just off the Upper Knockbreda Road, only a few minutes walk from Lesley Forestside Shopping Centre and if you make use of the walk over bridge and cut through Rosetta, you can be on the Ormeau Road in no time, to make the most of the cafés and restaurants and Cherryvale Playing Fields.

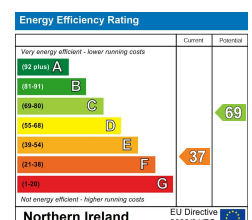
Internally the property comprises three bedrooms, kitchen dining to the front, lounge dining to the rear and white bathroom suite on the first floor.

The property also benefits from an oil heating system.

Outside there is a front garden laid in lawns, driveway with ample parking leading to a detached garage that also benefits from basement storage and an enclosed rear patio / garden.

This would be an excellent investment opportunity and/or first time purchase for those hoping to add their own fit and finish.

- Semi Detached Home
- Lounge / Dining To The Rear
- Oil Heating
- Driveway With Ample Parking
- Basement Storage to Garage
- Kitchen / Dining To The Front
- White Bathroom Suite 1st Floor
- Front Gardens
- Detached Garage
- Enclosed Rear Garden



Entrance Hall



Upvc glass panelled front door with glazed side panels to entrance hall.
Understairs storage.

Kitchen / Dining 17'1 x 8'9 (5.21m x 2.67m)



Range of units, Formica work surfaces, single drainer stainless steel sink unit with mixer taps, part tiled walls. Side access.



Lounge / Dining 19'6 x 11'9 (5.94m x 3.58m)



Tiled fire place with wooden surround.

First Floor



Bedroom One 11'9 x 9'3 (3.58m x 2.82m)



Bedroom Two 12'0 x 9'8 (3.66m x 2.95m)



Bedroom Three 9'3 x 9'0 (2.82m x 2.74m)



White Bathroom Suite



Comprising panelled bath with mixer taps, pedestal wash hand basin, low flush w/c, tiled walls.

Outside Front



Front gardens laid in lawns.
Driveway with ample parking.

Detached Garage 17'0 x 10'0 (5.18m x 3.05m)

Roller door

Basement storage in garage (17'0 x 10'0) housing oil boiler.

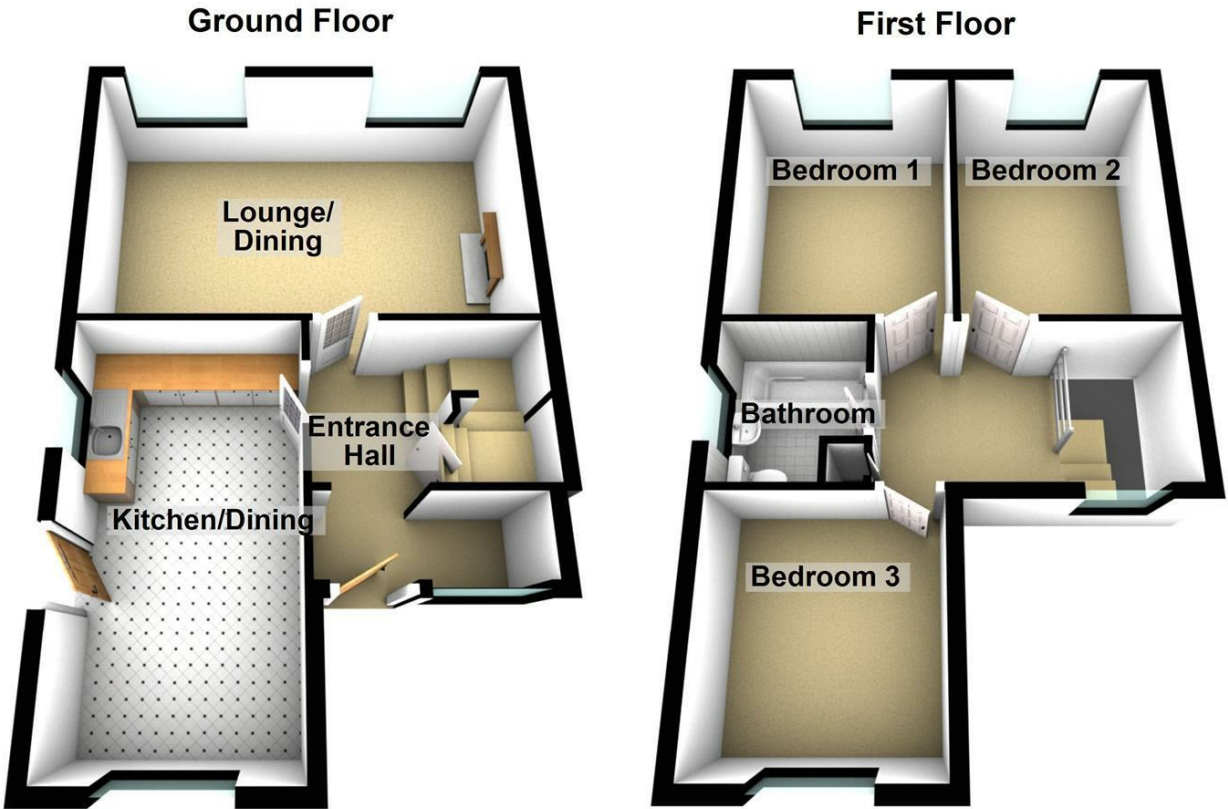
Outside Rear



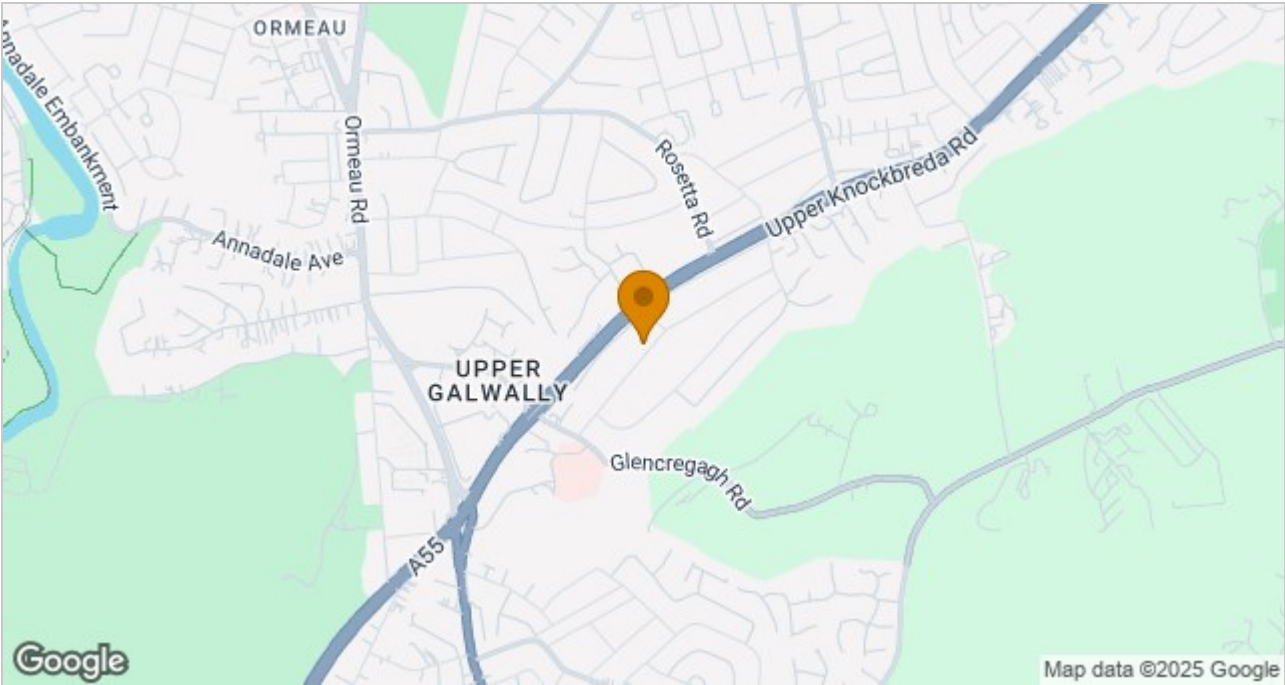
Enclosed rear garden bordered by mature hedging. Steps down to additional garden area providing access to basement of garage. Pvc oil tank.



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. NI051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark