



## 30 Beechgrove Avenue, Upper Knockbreda Road, Belfast, BT6 0NF

**Asking Price £349,950**

Beechgrove Avenue is a popular residential location, just 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 property itself benefits from a double storey extension to the rear, transforming the accommodation and creating an exceptional family home.

The internal accommodation comprises two reception rooms, fitted kitchen with casual dining area with direct access to integral garage and utility area, whilst on the first floor there are four bedrooms, principle bedroom with walk in closet and en-suite.

In addition the property benefits from a gas fired central heating system, double glazing, tiered garden to the rear with patio area, gardens laid in lawns and amazing views out over Belfast.

- Extended Detached Family Home
- Two Plus Reception Rooms
- White Bathroom Suite
- Pvc Double Glazing
- Attached Integral Garage and Utility
- Four Bedrooms (Principle with Ensuite)
- Fitted Kitchen/Dining
- Gas Heating
- Driveway with Ample Parking
- Enclosed Rear Gardens with Fantastic views over Belfast

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		

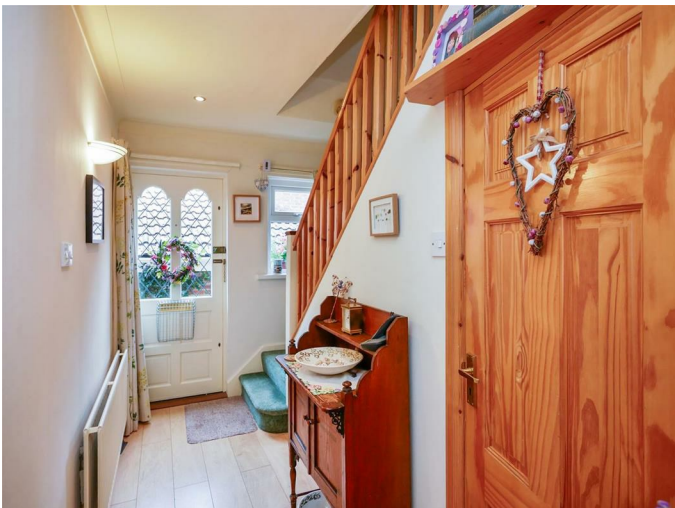
Not energy efficient - higher running costs

Northern Ireland

EU Directive 2002/91/EC



### Entrance Hall



Glass panelled front door to entrance hall. Laminate flooring.

### Down-stairs w.c

Sink unit. Low flush w.c

**Lounge/Dining Room 23'5 x 12'8 (7.14m x 3.86m )**



(at widest points) Cast iron fire-place with wooden surround.  
Open plan to dining area

**Fitted Kitchen/Dining 15'7 x 9'11 (4.75m x 3.02m)**



At widest points.  
Full range of high and low level units in solid wood finish, concealed lighting, built in hob and double oven, overhead extractor fan, plumbed for dish-washer, integrated fridge. Spot-lights. Access to utility area and garage. Access to the rear.

**Family Room 13'5 x 10 (4.09m x 3.05m)**



Laminate flooring. Spot-lights. Pvc glass patio doors to the garden.

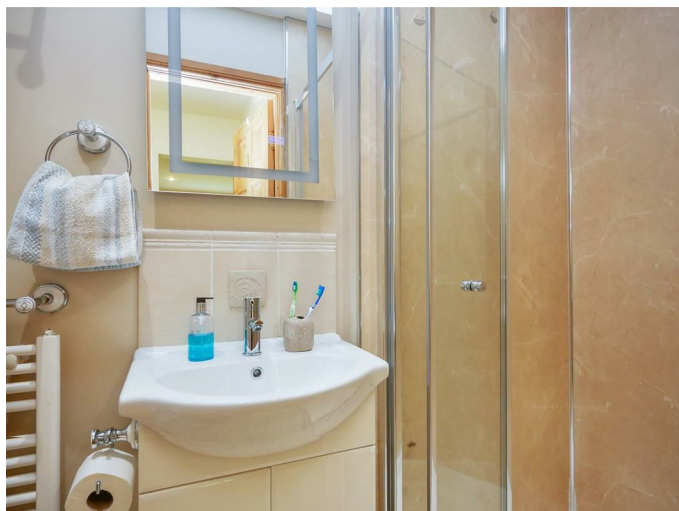
**First Floor**

**Bedroom One 10'9 x 10'3 (3.28m x 3.12m)**



Access to dressing area.

## Ensuite



Comprising walk in shower unit with shower above, wash hand basin with mixer taps and storage below, low flush w.c. Spot-lights.

## Bedroom Two 11'6 x 11'2 (3.51m x 3.40m )



Built in sliding robes.

## Bedroom Three 11'3 x 11'2 (3.43m x 3.40m)

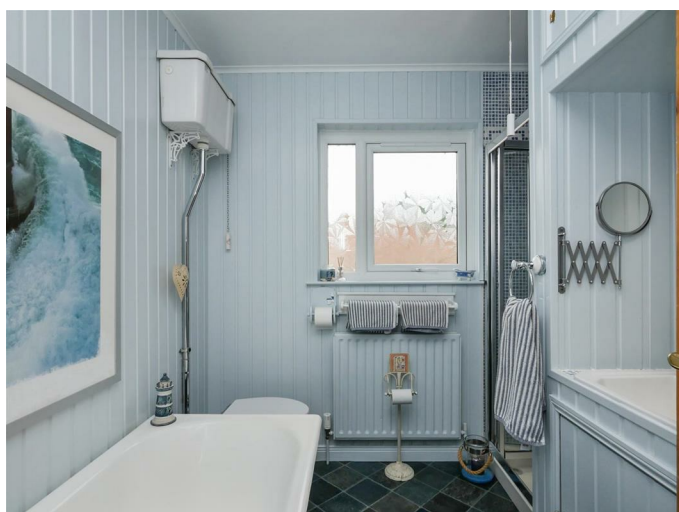


Built in sliding robes.

### Bedroom Four 10'0 x 10'0 (3.05m x 3.05m)

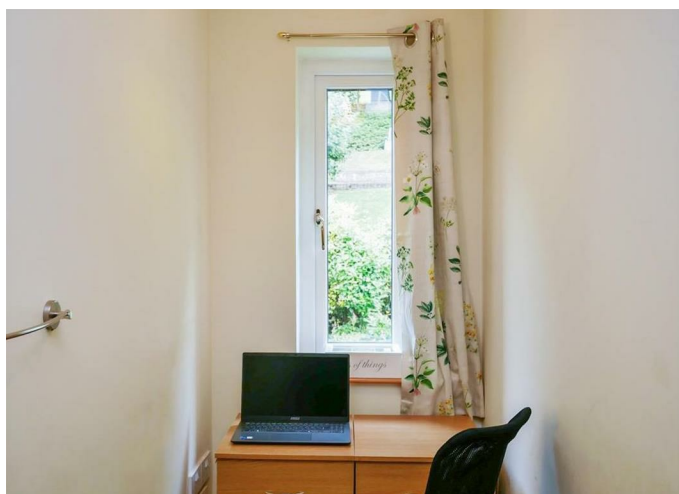


### White Bathroom Suite



White bathroom suite comprising free standing claw foot bath, separate shower cubicle with shower above, wash hand basin with storage, low flush w.c and wall panelling. Spot-lights. Two large storage cupboards.

### Study Landing



### Attached Integral Garage

Up and over door. Utility area with sink unit with mixer taps. Plumbed for washing machine. Housing gas boiler. Vented for tumble dryer. Space for large freezer.

### Outside Front

Driveway with ample parking, leading to the attached garage.

### Outside Rear



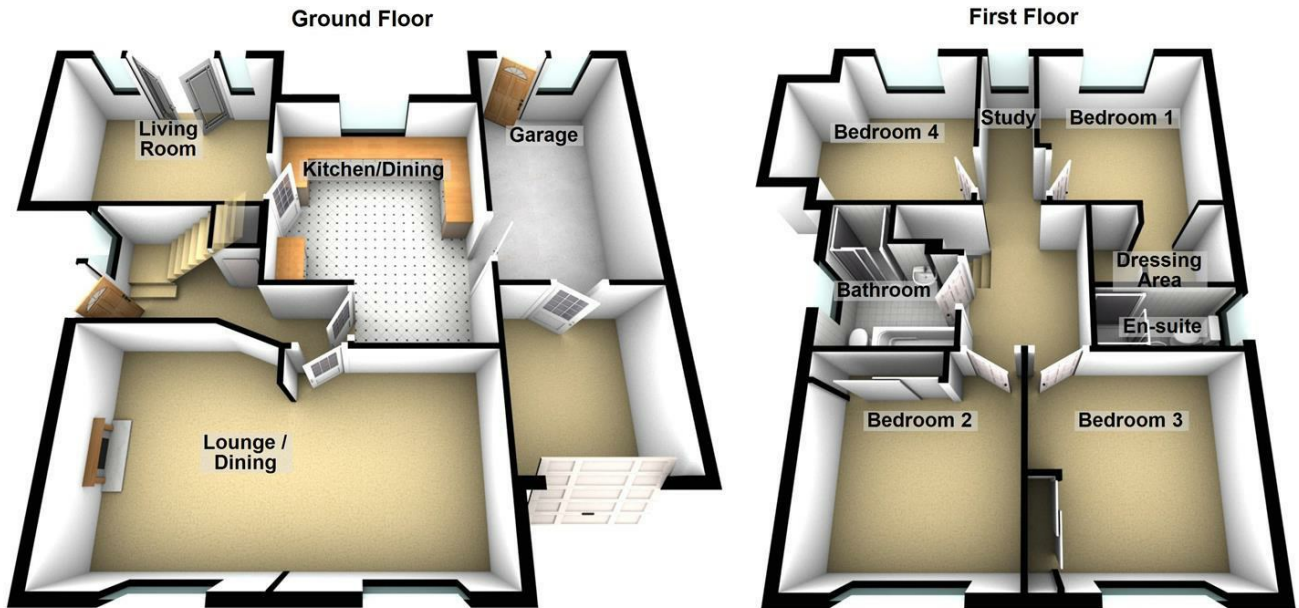
Enclosed rear garden laid in lawn with mature trees and shrubs. Lower patio area which captures the sun. Timber fencing. Tiered gardens with steps up to garden room and 2nd patio area with stunning views over Belfast.



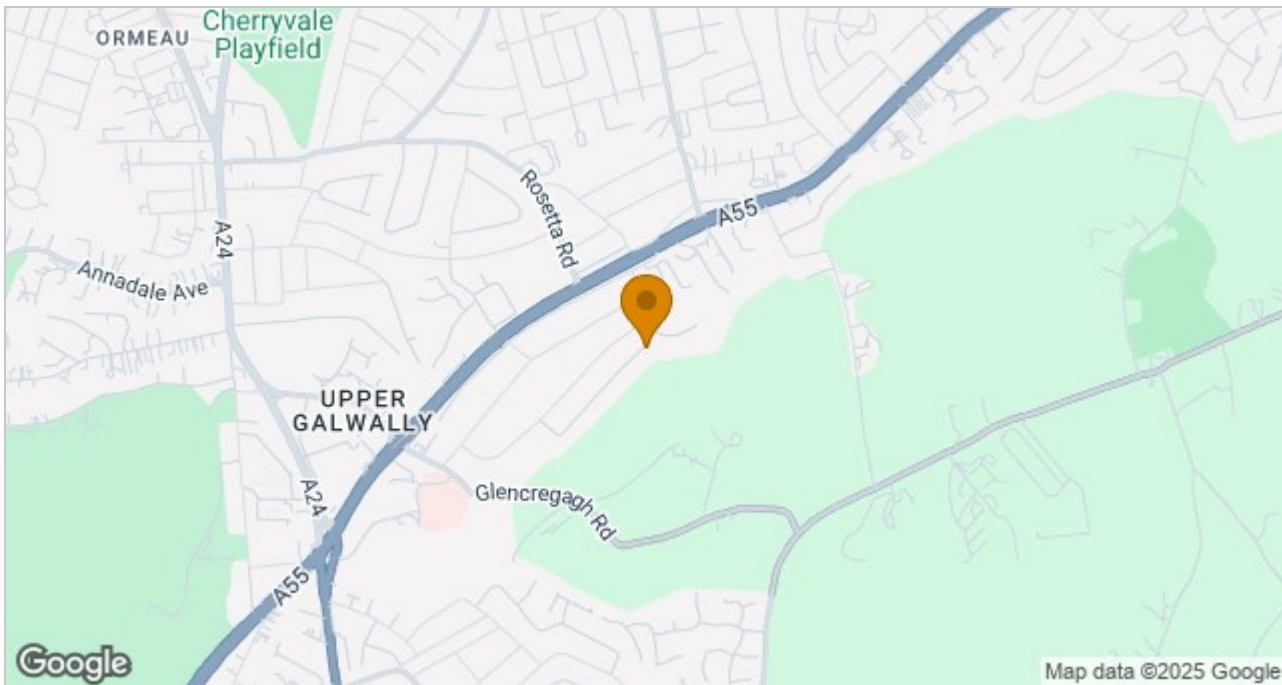




## Floor Plan



## Area Map



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