



25 Beechgrove Gardens, Upper Knockbreda Road, Belfast, BT6 0NN

Asking Price £245,000

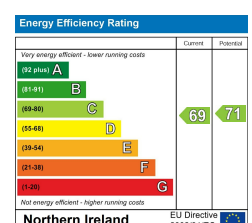
Beechgrove Gardens is conveniently positioned just above the Upper Knockbreda Road and is within walking distance to an excellent selection of shopping facilities at Forestside Shopping Centre, primary and post-primary schools within the Rosetta area and public transport links giving easy access to Belfast city centre and surrounding areas.

The property itself offers well proportioned accommodation comprising lounge open plan to dining room, fitted kitchen and three bedrooms with a contemporary shower suite on the first floor.

In addition the property benefits from a gas heating system, double glazing, driveway with ample parking that leads to a detached garage and enclosed rear patio / garden area.

An excellent home in a great location.

- Semi Detached Home
- Lounge Open Plan to Dining Room
- Contemporary Shower Suite
- Double Glazing
- Attached Garage
- Three Bedrooms
- Fitted Kitchen
- Gas Heating
- Driveway With Ample Parking
- Enclosed Patio / Garden Area To The Rear



The Accommodation Comprises



Glass panelled front door with glazed side panels to entrance hall, laminate flooring. Understairs storage.

Lounge / Dining



Into Bay.
Laminate flooring, double glazed sliding patio doors providing access to the rear.

Fitted Kitchen 11'2 x 8'0 (3.40m x 2.44m)



Range of high and low level built-in units, glazed display cabinets, single drainer stainless steel 1 1/4 bowl sink unit with mixer taps, part tiled walls.

First Floor



Bedroom One 12'8 x 11'2 (3.86m x 3.40m)



Into Bay

Bedroom Two 11'4 x 11'2 (3.45m x 3.40m)



This room benefits from lovely views over Belfast and beyond.

Bedroom Three 8'4 x 7'6 (2.54m x 2.29m)



Built-in robes.

Shower Suite



White suite comprising large walk-in shower cubicle with chrome shower unit with drench head and hand shower attachment, wash hand basin with mixer taps and storage below, low flush w/c. Pvc ceiling with spotlights. Heated anthracite grey towel rail.

Landing

Access to roof space.

Outside Front



Easily maintained stone area to to front.
Driveway with ample parking leading to attached garage.

Attached Garage 24'9 x 7'9 (7.54m x 2.36m)

Double doors, light and power, plumbed for washing machine.

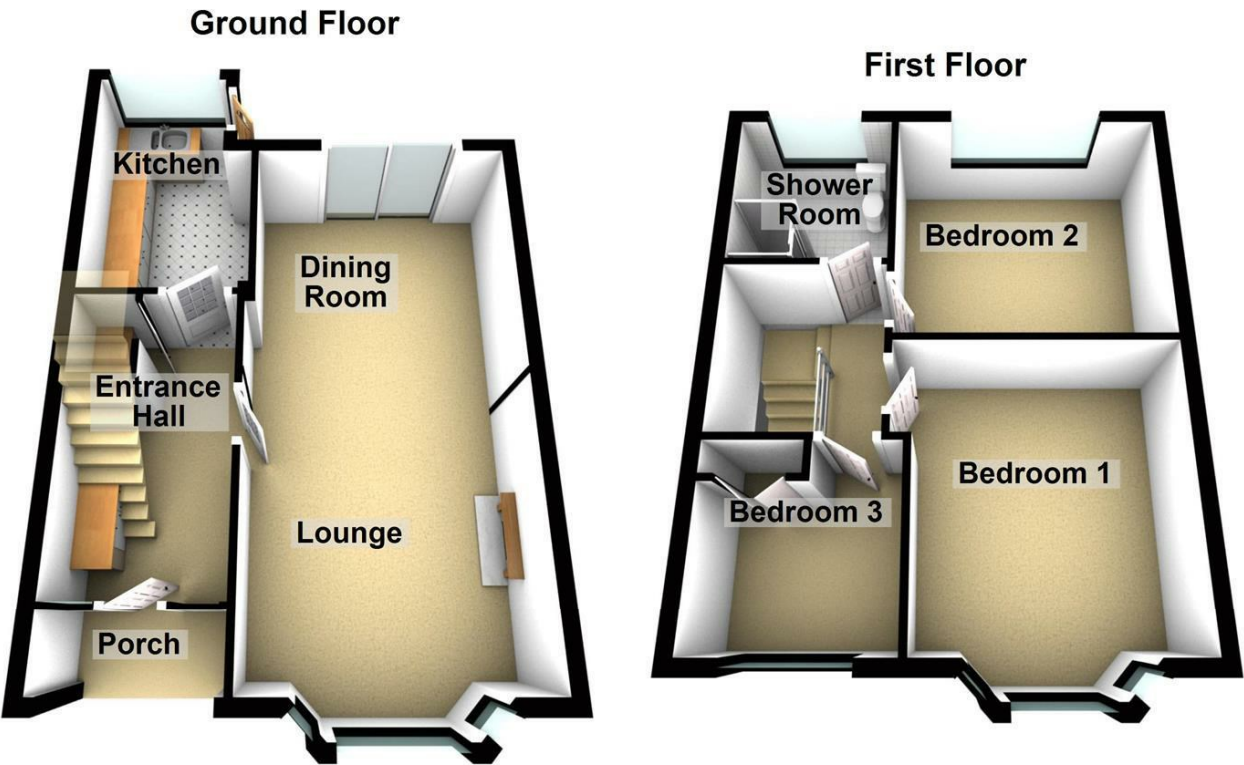
Outside Rear



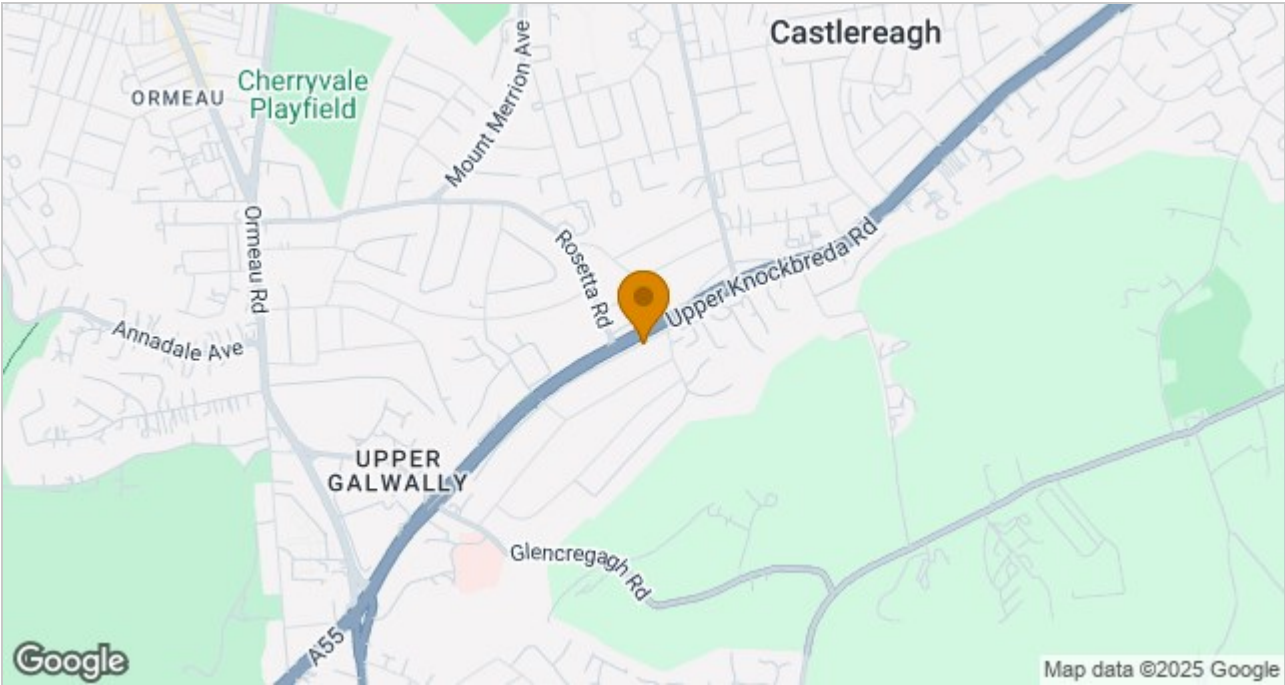
Enclosed patio area to rear with steps down to a further flagged and loose stone area bordered by mature hedging and timber fencing.



Floor Plan



Area Map



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