



## 57 Glencreagh Road, Forestside, Belfast, BT8 6FZ

**Asking Price £185,000**

Situated on the Glencreagh Road this semi detached home offers convenience to the Upper Knockbreda Road, Forestside Shopping Centre and the Outer Ring providing easy access to most parts of the City. The property looks over green fields to the front and rear and benefits from a fantastic rear garden laid in lawns which only adds to the potential to extend and create your dream home.

Internal accommodation currently comprises two reception rooms (one of which could be used as a third bedroom) fitted kitchen on the ground floor and two bedrooms and shower suite on the first floor.

In addition the property benefits from an oil heating system and double glazing.

Outside there is parking to the side and front, a fantastic rear garden laid in lawn and a large detached garage to the rear of the garden.

- Semi Detached Home
- Three Bedroom / One Reception
- White Shower Suite
- Double Glazed
- Fantastic Enclosed Rear Garden
- Two Bedroom / Two Reception or
- Fitted Kitchen
- Oil Heating
- Driveway With Ample Parking
- Detached Garage To Rear Of Garden

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		43	78
EU Directive 2002/91/EC			

### Entrance Hall

Pvc glass panelled front door to entrance porch. Laminate flooring. Glass panelled inner door to Lounge

### Lounge 16'7 x 12'0 (5.05m x 3.66m)



At widest points.  
Brick fireplace with wooden mantle. Laminate flooring.

### Living Room 10'6 x 8'9 (3.20m x 2.67m)



Laminate flooring.

### Fitted Kitchen 13'0 x 8'0 (3.96m x 2.44m)



(at widest points) Full range of high and low level units, single drainer stainless steel sink unit with mixer taps, Plumbed for washing machine. Wood panelling. Tiled flooring.

### First Floor

### Bedroom One 12'5 x 12'3 (3.78m x 3.73m)



Nice views over surrounding countryside.

### Bedroom Two 10'7 x 8'9 (3.23m x 2.67m)



Laminate flooring.

### Shower Suite



Shower suite comprising corner shower with Mira shower unit, wash hand basin with mixer taps with storage below, low flush w.c  
Part tiled walls.

### Outside Front

Driveway with ample parking to front and side.

## Outside Rear



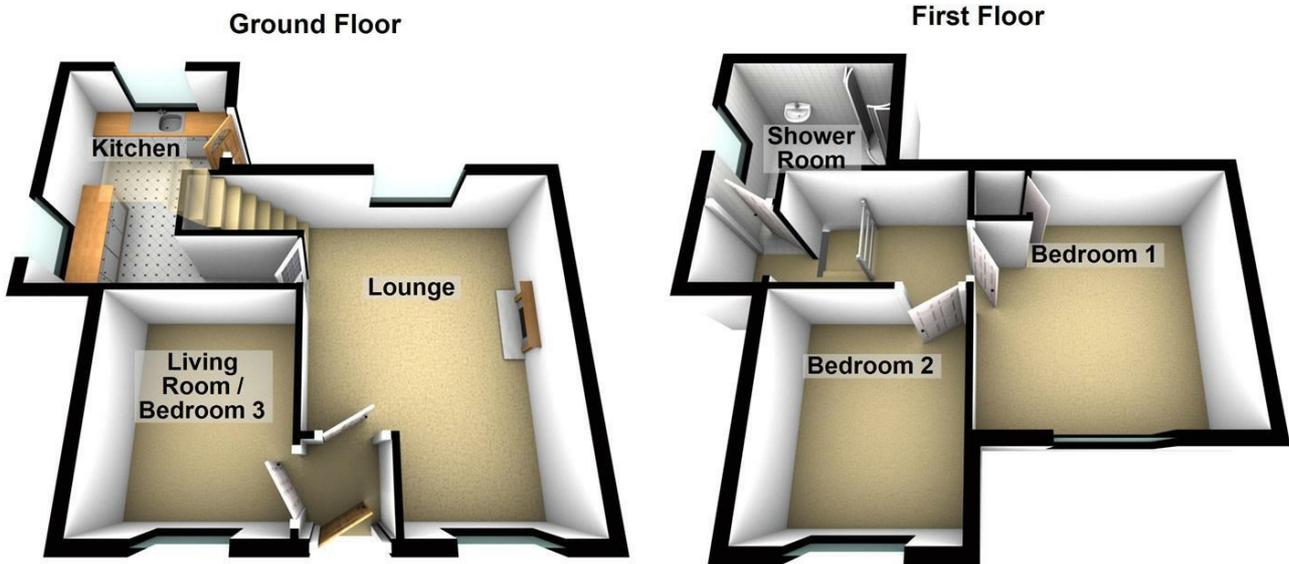
Enclosed rear patio leading to fantastic garden laid in lawn, bordered by timber fencing.



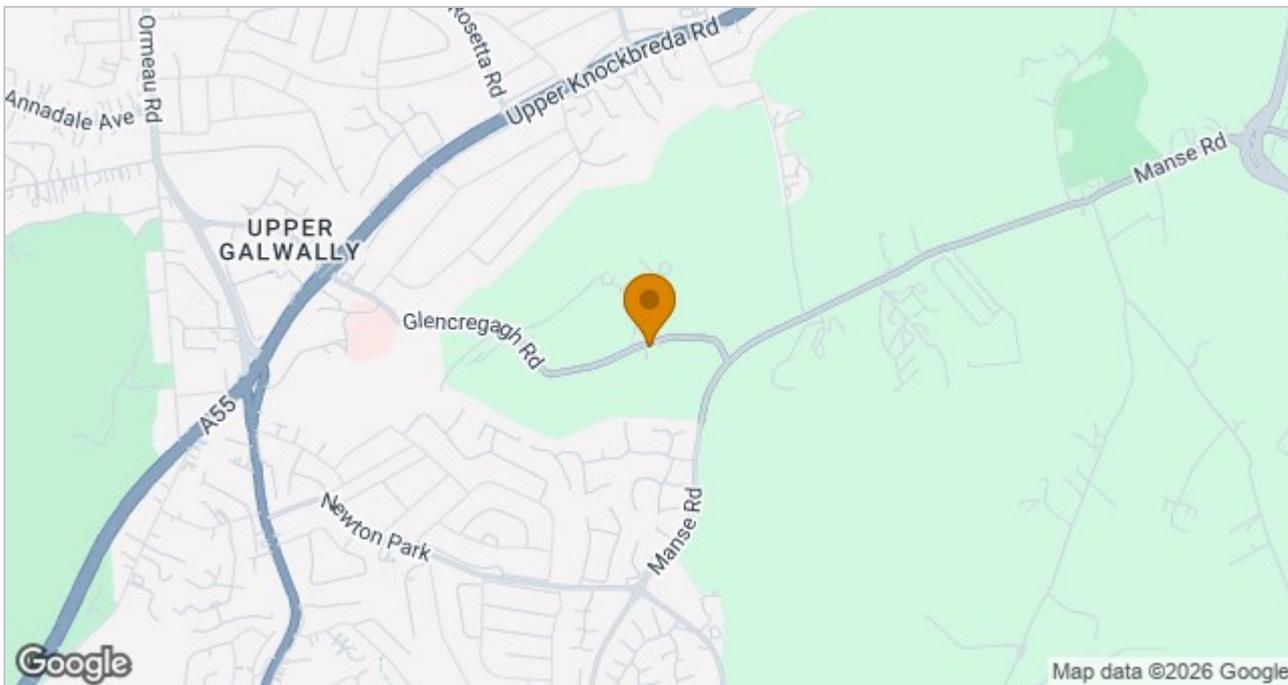
Glass panelled inner door to Lounge

**Detached Garage 22'10" x 17'8" (6.96 x 5.39)**

## Floor Plan



## Area Map



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