



16 Willowbank Crescent, Upper Knockbreda Road, Belfast, BT6 ONX

Asking Price £299,950

Willowbank Crescent is a small cul de sac off the Upper Knockbreda Road, opposite Rosetta and only a few minutes walk from Lesley Forestside. the Outer Ring and benefits from superb transport links to the City Centre and leading schools both primary and post primary.

Internal accommodation comprises two reception rooms, one of which is to rear, providing access to a lean to conservatory and fitted kitchen.

Upstairs there are three good sized bedrooms with one having a sink unit and built-in robe, which has potential for an ensuite and large modern bathroom suite with separate shower.

In addition the property benefits from an oil heating system, majority double glazed (bar 1 stained glass window), driveway with ample parking leading to detached garage and enclosed rear gardens laid in lawns.

An excellent home in a superb location

- Detached Home in Cul De Sac Location
- Two Reception Rooms (Plus Lean To Conservatory)
- Contemporary Bathroom Suite First Floor
- Double Glazing (bar 1 Original Stained Glass Window)
- Detached Garage
- Three Good Sized Bedrooms
- Fitted Kitchen With Casual Dining Area
- Oil Heating
- Driveway With Ample Parking
- Enclosed Rear Gardens

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	63
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



Entrance Hall



Pvc glass panelled front door to entrance hall. Under stairs storage.

Lounge 14'3 x 12'0 (4.34m x 3.66m)



Cast iron fireplace with wooden surround and granite hearth.

Living Room 11'8 x 11'0 (3.56m x 3.35m)



Double sliding doors to lean to conservatory.

Lean To Conservatory



Provides access to rear garden

Fitted Kitchen 10'2 x 8'4 (3.10m x 2.54m)



Full range of high and low level units, glazed cabinets, single drainer sink unit with mixer taps, fully tiled walls. Laminate flooring. Original stained glass window.

First Floor

Bedroom One 14 '5 x 12'1 (4.27m '1.52m x 3.68m)



Lovely views. Built in robe. Additional storage cupboard housing sink unit. (Combining the built-in robe and storage cupboard with sink unit could offer potential for an en-suite).

Bedroom Two 11'3 x 8' 9 (3.43m x 2.44m 2.74m)



Built in robes.

Bedroom Three 8'5 x 8'5 (2.57m x 2.57m)



Lovely views.

Contemporary Bathroom Suite



White suite comprising panelled bath, wash hand basin with mixer taps and low flush w/c. Separate corner shower cubicle with chrome shower unit, tiled walls, tiled floor and heated chrome towel rail.

Landing

Built-in storage.

Access to roof space.

Outside

Front gardens laid in lawns range of plants and shrubs.

Driveway with ample parking leading to detached garage.

Detached Garage 17'3 x 9'6 (5.26m x 2.90m)

Up and over door, light and power, housing oil boiler.

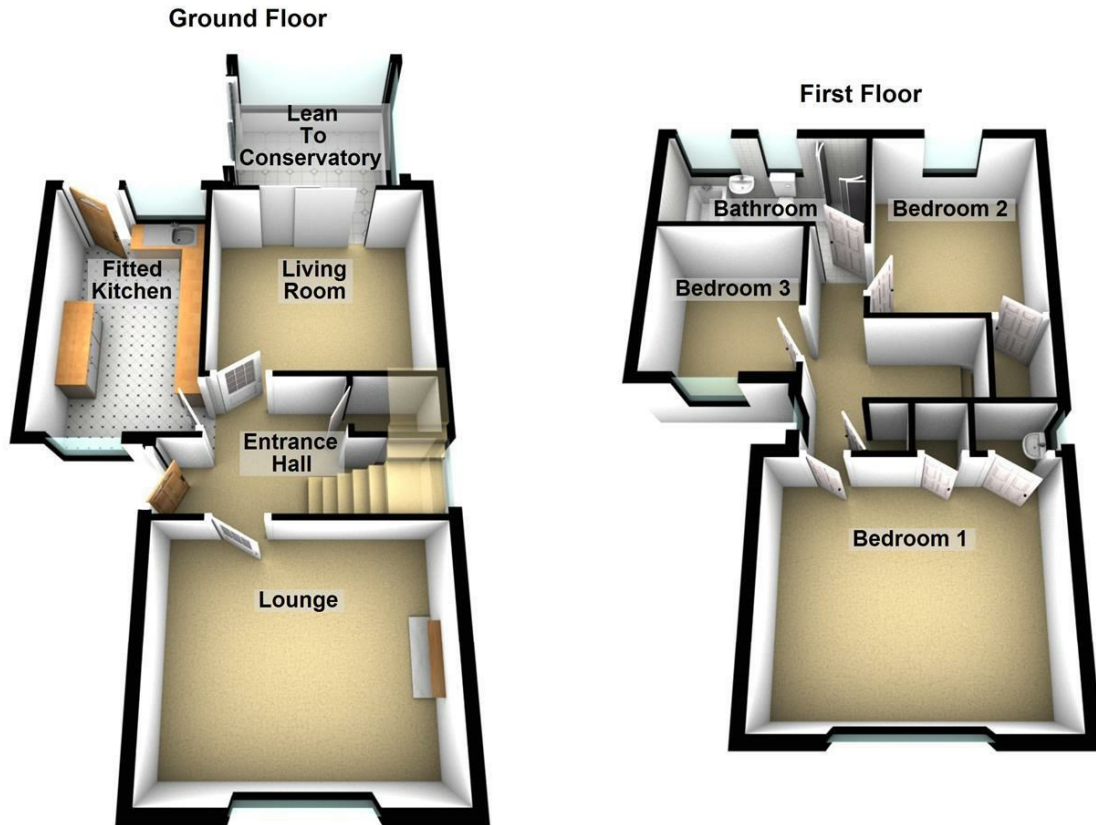
Outside Rear



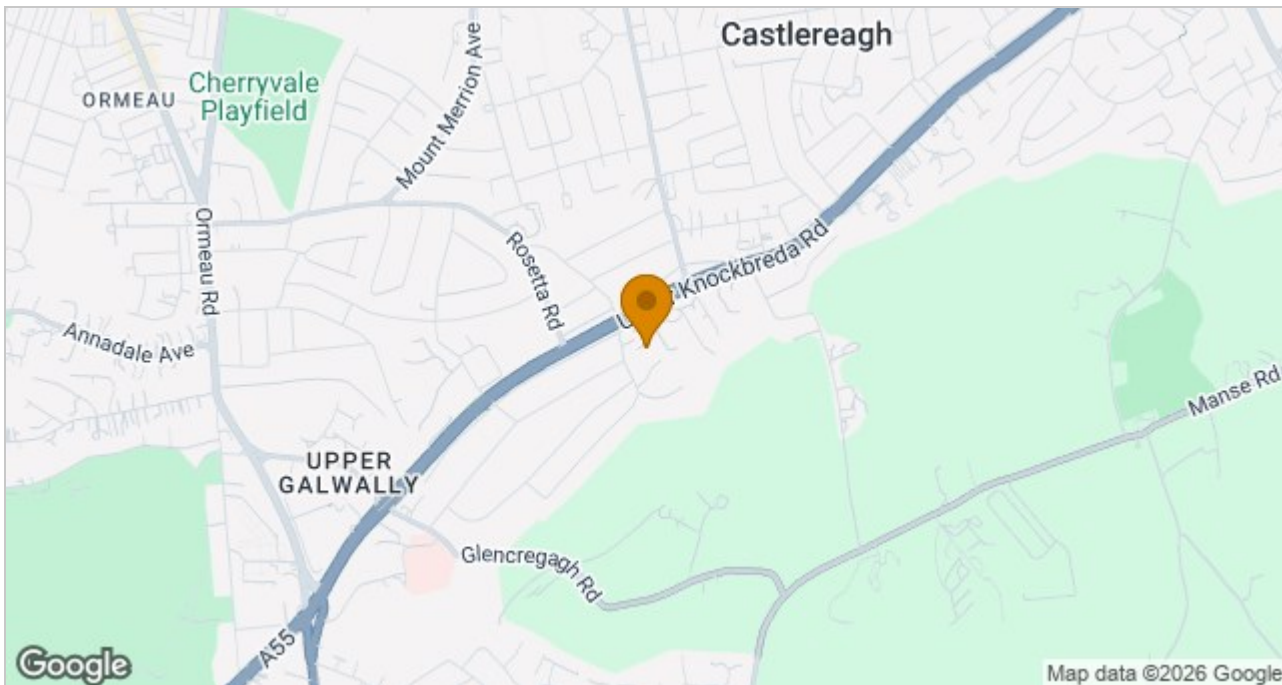
Enclosed rear garden laid in lawns, bordered by mature trees.
Pvc oil tank.



Floor Plan



Area Map



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