



## 23 Beechgrove Crescent, Upper Knockbreda Road, Belfast, BT6 0NG

**Asking Price £250,000**

Beechgrove Crescent is a popular residential location, off the Upper Knockbreda Road, within walking distance to the Forestside Shopping Centre, transport links to most parts of the City and leading schools both primary and post primary. Internally this property benefits from "hallway to hallway" accommodation meaning the living areas are not next to each other as they would be in most semi detached homes. The internal accommodation comprises lounge to the front, dining room to the rear and a fitted kitchen. Upstairs, there are three good size bedrooms, one with lovely views over Belfast and a white bathroom suite. Further benefits include an oil fired central heating system and double glazing. Outside there is a driveway with ample parking that leads to a detached garage. To the rear there is a fantastic, private and mature rear garden with a range of plants trees and shrubs. An excellent home in cul de sac location.

- Attractive semi detached home
- Two separate reception rooms
- White bathroom suite
- Double glazed windows
- Detached garage
- Three good size bedrooms
- Fitted kitchen
- Oil fired central heating
- Off street parking
- Fantastic, private and mature rear 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		48	67

EU Directive 2002/91/EC

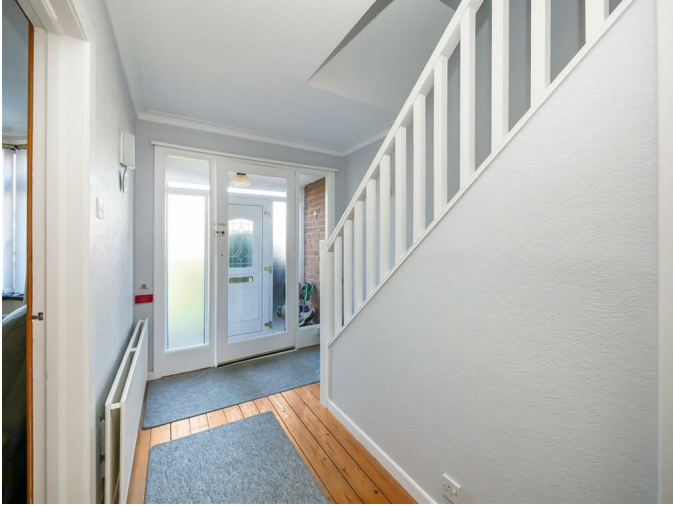
### The accommodation comprises

Pvc double glazed front door leading to the entrance porch.

### Entrance porch

Tiled floor, glass panelled inner door leading to the entrance hall.

### Entrance hall



Timber flooring, under stairs cloaks.

### Lounge 12'5 x 11'4 (3.78m x 3.45m)



To the bay window, timber flooring.  
Decorative tiled fireplace with raised marble hearth, housing an open fire.

### Dining room 11'2 x 10'8 (3.40m x 3.25m)



Double glazed sliding doors to the rear garden.

### Kitchen 11'9 x 8'7 (3.58m x 2.62m)



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps. work surfaces, cooker space, plumbed for dishwasher, plumbed for washing machine, fridge and freezer space, fully tiled walls, tiled floor.

### Additional kitchen image



### 1st floor

Landing, access to the roof space, part floored, light.

### Bedroom 1 12'5 x 11'4 (3.78m x 3.45m)



To bay window.

### Bedroom 2 11'1 x 11'4 (3.38m x 3.45m)



### Bedroom 3 8'5 x 7'8 (2.57m x 2.34m)



Built in robe.

### Bathroom 7'4 x 7'1 (2.24m x 2.16m)



White suite comprising panelled bath, Mira Sport shower, low flush w/c, pedestal wash hand basin, fully tiled walls, hot press.

### Outside

Driveway with off street parking leading to the detached garage.

### Detached garage 17'9 x 9'6 (5.41m x 2.90m)

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

### Front garden

Garden to the front laid in lawn with a range of plants, trees and shrubs.

## Rear garden



Mature and private rear garden laid in lawn with an abundance of plants, trees and shrubs, additional patio area.

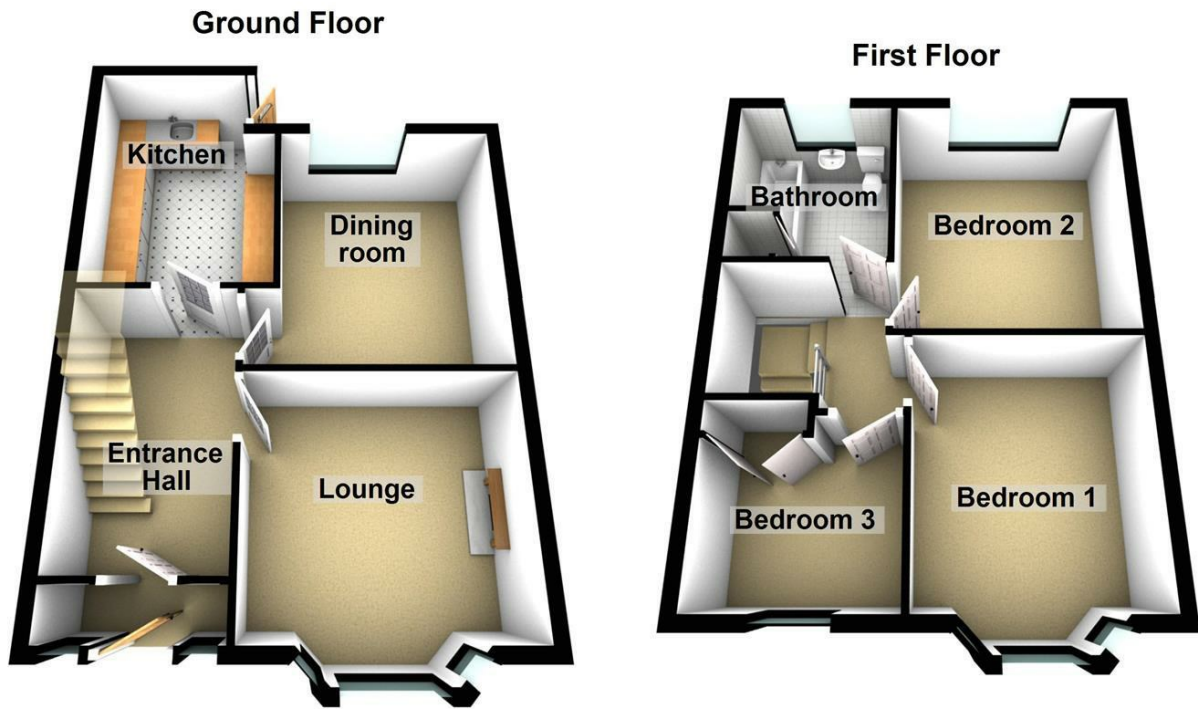
## Additional garden image



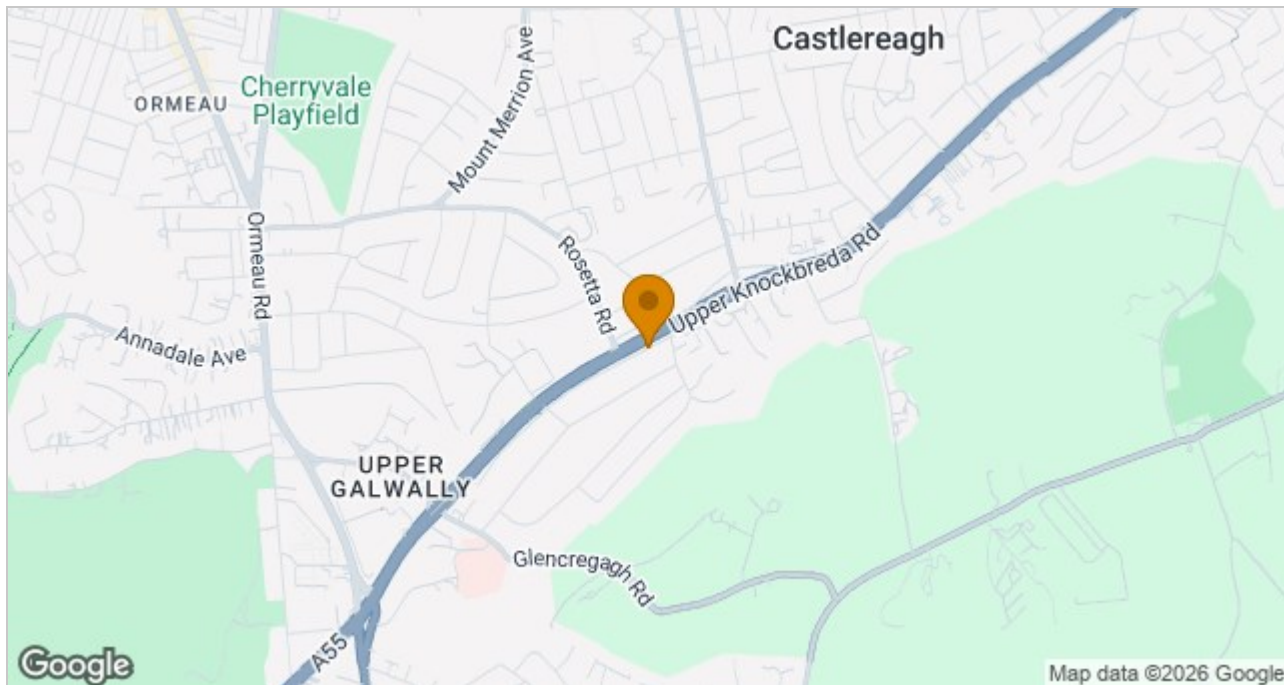
## Rear elevation



## Floor Plan



## Area Map



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