



9 KNOCKWOOD CRESCENT

Belfast BT5 6GD

Offers Around

£155,000

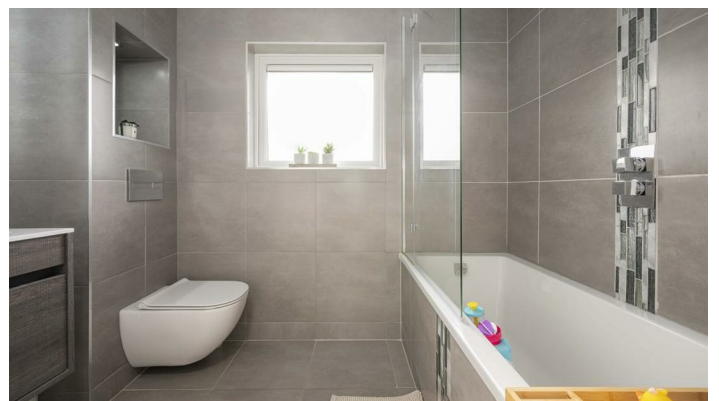


SEMI-DETACHED | 2  | 1  | 1 

We are delighted to bring to the market this immaculately presented, deceptively spacious two-bedroom semi-detached property located in the ever-popular Clarawood Area of East Belfast.

KEY FEATURES

- Immaculately Presented Two Bedroom Semi-Detached Property Located in the Ever-Popular Clarawood Area of East Belfast
- Ease of Access to the Bustling Ballyhackamore Village, Orangefield Park and Comber Greenway
- Close to Many Main Arterial Transport Routes Including the Glider, City Airport and Main Outer Ring
- Two Well Proportioned Bedrooms, Principal Bedroom with Built-In Wardrobes
- Spacious Open Plan Living / Dining Room with Dual Aspect Windows
- Modern Fitted Kitchen with Range of High- and Low-Level Units with Access to Rear Garden
- Contemporary Family Bathroom with Modern White Suite
- Enclosed Rear Garden Ideal for Outdoor Entertaining and Children at Play
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Broadband Speed – Ultrafast
- Early Internal Appraisal Highly Recommended



ROOM DETAILS

ENTRANCE

Front Door:

GROUND FLOOR

Spacious Reception
Hall:

Living / Dining
Room:

17'11" x 10'0"

Kitchen:

11'1" x 8'7"

Stairs to First Floor

Landing:

FIRST FLOOR

Roof Space:

Family Bathroom:

Bedroom One:

15'4" x 9'0"

Bedroom Two:

10'5" x 8'11"

OUTSIDE

Garden:



DIRECTIONS

Travelling from Sandown Road on to Clara Road, turn left on to Clarawood Park. Continue along Clarawood Park and turn left on to Knockwood Park. Number nine is located on the right hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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