



Commanding excellent views to the rear, this bright semi is conveniently located just off the outer ring and less than a mile from Ballyhackamore.

Although now requiring some mainly cosmetic updating, there is no onward chain so the property is ready to move into.

There is gas central heating and a new boiler was installed earlier this year.

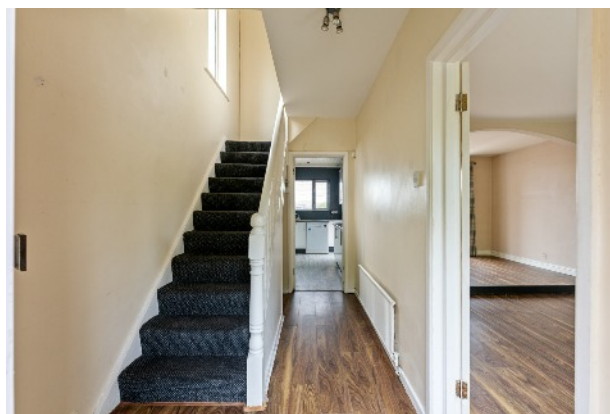
Early viewing is highly recommended.

Offers Over
£175,000

161 Knock Road,
BELFAST,
BT5 6LH

Viewing by
appointment with
& through agent
028 9065 0000

- Semi detached villa in convenient location
- 3 Bedrooms
- Living room with fireplace
- Open plan dining area with french doors to garden
- Kitchen with appliances
- Contemporary, first floor shower room
- Gas central heating: New boiler 2025
- Front & rear gardens
- Off-street, driveway parking
- Excellent views to rear
- Priced to allow for some updating
- Close to excellent local amenities and Ballyhackamore, Comber Greenway etc
- No onward chain



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Double glazed front door and sidelights.

HALLWAY: Storage cupboard understairs. Shelving.

LIVING ROOM: 14' 2" x 12' 1" (4.31m x 3.69m) At widest points. Cast iron fireplace with tiled hearth.

Open plan with arch to:

DINING ROOM: 11' 0" x 8' 3" (3.35m x 2.51m) Views across city to hills and mountains, French door to garden.

KITCHEN: 12' 7" x 7' 2" (3.84m x 2.19m) Range of high and low level units. Integrated 4 ring gas hob with under bench oven. Plumbed for washing machine, plumbed for dishwasher. Single drainer stainless steel sink unit. Back door to garden. Serving hatch to dining.



First Floor

LANDING: Shelved cupboard with access to partially floored roofspace via pull down ladder.

BEDROOM (1): 11' 0" x 10' 9" (3.35m x 3.28m)

BEDROOM (2): 11' 6" x 10' 10" (3.51m x 3.29m)

Superb views across city to hills and mountains.

BEDROOM (3): 7' 8" x 7' 3" (2.33m x 2.22m)

Cupboard with recently installed Worcester natural gas boiler. Rail and shelving above.

SHOWER ROOM: Corner shower cubicle with Mira Sprint electric shower, low flush wc, pedestal wash hand basin, chrome heated towel rail, fully tiled walls.

LANDING: Shelved cupboard. Access via pull-down ladder to:

ROOFSPACE: Partly floored.



Telephone 028 9065 0000

www.templetonrobinson.com

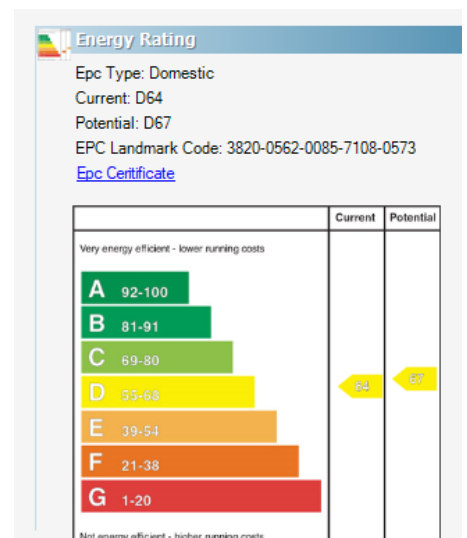
Location:

Property is located just down from Knockmount Park (Please park in this street for viewings), past Shandon Park/Sandown Road traffic lights.



Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.