



Enjoying a quiet yet convenient location just off Belfast's Outer Ring, Ballyhackamore is around a mile away and access to both the Comber Greenway and Clarawood Millenium Park is within a short stroll. An excellent range of schools for all ages is also in the vicinity.

This bright, well-maintained semi would be ideal for a range of purchasers including first time buyers and downsizers alike.

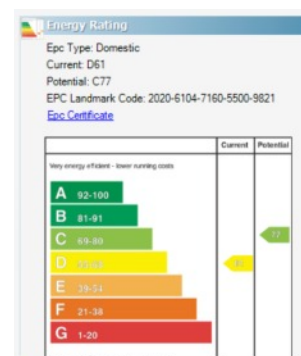
In addition to three bedrooms, there are delightful gardens and the rear faces south-west making it ideal for children and outdoor entertaining.

Early inspection is strongly recommended.

Offers Over
£160,000

37 Knockwood
Crescent,
BELFAST,
BT5 6GE

Viewing by
appointment with
& through agent
028 9065 0000



- Semi-detached in quiet yet convenient location
- Three bedrooms, all with built-in storage
- Living room with decorative fireplace
- Open plan to dining area
- Kitchen
- First floor shower room
- Separate wc
- Oil fired central heating
- Double glazed throughout
- Front and south west-facing rear gardens
- Short stroll to local amenities
- Close to Ballyhackamore, parks, schools and Comber Greenway
- No onward chain



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: uPVC front door with leaded, double glazed insets.

HALLWAY: Cupboard under stairs. Door with glazed panel to:

LIVING ROOM: 13' 2" x 9' 7" (4.02m x 2.92m) (at widest points). Fireplace (currently decorative) with raised, marble hearth and timber mantel. Arch to:

DINING ROOM: 11' 3" x 8' 0" (3.43m x 2.44m) Serving hatch to:

KITCHEN: 11' 3" x 11' 1" (3.44m x 3.37m) (narrowing to 2.44m). Modern range of high and low level units, single drainer one and a half bowl stainless steel sink unit. Hotpoint double oven with four ring hob and extractor fan over. Plumbed for washing machine. Space for fridge/freezer. uPVC door with glazed panels to side and garden.



First Floor

BEDROOM (1): 13' 3" x 9' 7" (4.04m x 2.91m) (into) Wall-to-wall range of built-in robes with mirror fronted sliding doors, shelving and drawers etc.

BEDROOM (2): 11' 3" x 7' 11" (3.44m x 2.42m) (at widest points and into) Wall-to-wall range of built-in robes with mirror fronted sliding doors. Tiled shower cubicle with Redring shower.

BEDROOM (3): 9' 7" x 5' 11" (2.91m x 1.8m) Plus storage area with cupboards.

SHOWER ROOM: Corner shower cubicle with Mira electric shower. Rice bowl style sink with mixer tap and cupboard underneath.

SEPARATE WC: Low flush wc.

LANDING: Shelved hotpress with lagged copper cylinder, cornice ceiling. Access to roofspace.

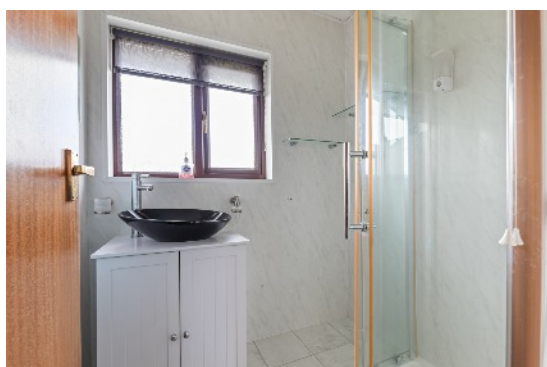
Outside

Pedestrian gate to:

FRONT GARDEN: Mainly in lawn with flowerbeds, well-stocked with variety of plants and flowering shrubs. Pedestrian path to front door.

Gate to side leading to:

GOOD-SIZED, PRIVATE REAR GARDEN: South west-facing with lawn and timber deck, sitting areas. Mature plants, trees and flowering shrubs. Oil fired boiler housing, PVC oil tank. Timber shed plus garden store. Outside light and tap.



Telephone 028 9065 0000

www.templetonrobinson.com

Location:

Coming around the Outer Ring towards East Belfast, turn left after Spar into Knockwood Park. The Crescent is on the right hand side. Follow road around to the left and No. 37 is also on the left.

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

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