



NICHOLAS
RESIDENTIAL



NR

79 Knock Road Belfast BT5 6LD Offers over £335,000

Occupying a prime site on the ever popular and convenient Knock Road sits this exceptionally well-appointed, bay fronted house. With its close proximity to some of the provinces leading schools, Parliament Buildings and with its ease of access to Belfast city centre, the Ulster Hospital and George Best City Airport, this is an ideal chain free family home in a much sought after location.

Downstairs comprises a welcoming entrance hall with a feature stain glass window & built in storage, a generous double bedroom/additional living space with gas fireplace, a dining room with a feature gas fireplace & uPVC double doors leading to the shaker style fitted kitchen open plan to dining & living area which benefits from a single ceramic sink unit with mixer tap, plumbed for an American style fridge/freezer, a centre island unit plumbed for dishwasher, a pantry cupboard with shelving, ceramic tiled floor with under floor heating, a Morso wood burning stove set on hearth & uPVC doors to access the rear garden. Upstairs are three well proportioned bedrooms and a luxury white bathroom suite comprising a dual flush WC, a vanity unit with ceramic sink & chrome mixer tap, a wall-mounted light-up mirror, a free standing bath with chrome mixer tap and telephone hand shower, a separate glazed shower cubicle with chrome power shower,

- Chain-free, extended bay-fronted detached family home presented
- Flexible accommodation to suit a range of buyer requirements
- Spacious downstairs bedroom/additional living area featuring a statement fireplace
- Separate dining room with fireplace and double doors
- Shaker-style kitchen with island unit and underfloor heating
- Stunning open-plan living and dining area with Morso multi-fuel burner
- Three well-proportioned bedrooms on the first floor
- Luxury white four-piece family bathroom suite
- Fantastic enclosed rear garden with detached garage (plumbing, power and light)
- Driveway parking for multiple cars, oil-fired central heating, uPVC double glazing, excellent school catchment and easy access to Cherryvalley, Ballyhackamore, Belmont and Belfast City Centre

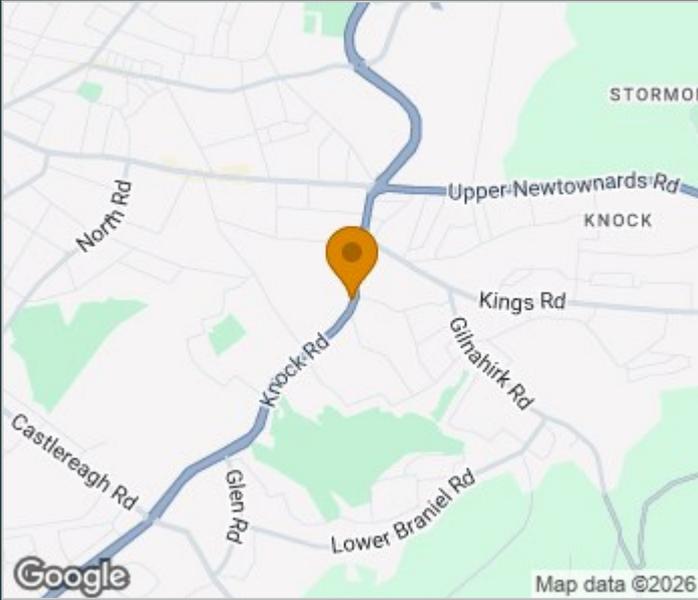
Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.



Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive
2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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