



Knockmount Park,

**Offers in the region of
£160,000**



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Knockmount Park, Belfast

Offers in the region of £160,000

This semi detached property is positioned just off the Knock Road within this popular residential location. Internally the property offers bright and spacious accommodation comprising three bedrooms, spacious lounge with wooden fireplace, kitchen open plan to ample dining area and bathroom with coloured suite. Further benefits include gas central heating, double glazed windows, driveway to ample car parking and low maintenance patio garden to side and rear. This property is only a short distance from Ballyhackamore village and its wide range of amenities to include the many popular restaurants and coffee shops. Public transport links for city commuting and George Best city airport are also easily accessible. We have no doubt that this property will create an immediate interest on today's market. Early internal viewing is strongly recommended.

ACCOMMODATION

uPVC double glazed front door to entrance hall, ceramic tiled floor

LOUNGE

4.65m x 3.53m (15'3" x 11'7")

Wooden fireplace with tiled inset and hearth, laminate wooden floor

KITCHEN OPEN PLAN TO AMPLE DINING AREA

4.65m x 4.27m (15'3" x 14'0")

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, tiled splash back, tiled effect laminate wooden floor, plumbed for washing machine, cooker space, concealed lighting, ample dining area, door to outside

FIRST FLOOR

BEDROOM ONE

3.58m x 2.62m (11'9" x 8'7")

Built in robe

BEDROOM TWO

3.45m x 2.62m (11'4" x 8'7")

BEDROOM THREE

2.54m x 1.96m (8'4" x 6'5")

BATHROOM

Coloured suite, panelled bath, electric shower unit, tiled splash back, pedestal wash hand basin with tiled splash, low flush WC

OUTSIDE

Front garden in shrubs. Driveway to ample car parking. Patio garden to side and rear



For full EPC please contact the branch



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		