



37 KNOCKHILL PARK

Belfast, BT5 6HY

Offers around **£389,950**

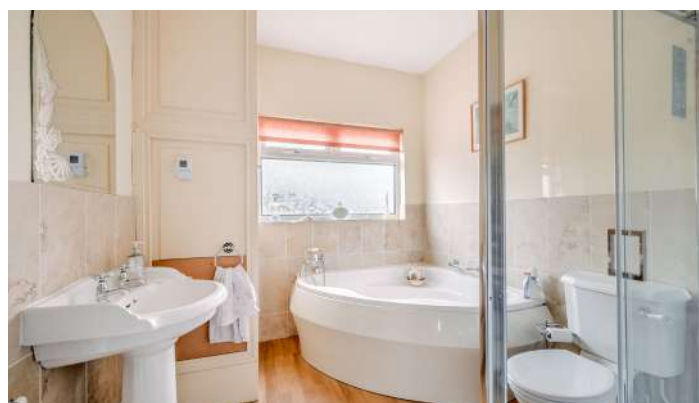


DETACHED | 3  | 1  | 2 

Knockhill Park is a highly sought after and convenient prestigious address located just off the Upper Newtownards Road in the heart of Ballyhackamore Village

KEY FEATURES

- Within Catchment Area to a Range of Leading Primary and Secondary Schools
- 10 Minute Drive to Belfast City Airport and 15 Minute Drive to Central Belfast
- Walking Distance to Ballyhackamore and Belmont Villages
- Spacious Lounge with Bay Window
- Separate Living/Dining Room
- Modern Fitted Kitchen
- Utility and Downstairs WC
- Three Well Proportioned Bedrooms
- Fitted Family Bathroom with Four Piece White Suite
- Floored Roof Space with Excellent Storage
- Enclosed Front and Rear Gardens
- Tarmacked Driveway with Ample Off Street Parking
- Oil Fired Central Heating
- UPVC Double Glazing Throughout



ROOM DETAILS

Ground Floor

- Reception Porch
- Reception Hall
- Front Lounge
16'5" x 12'8"
- Living Room/Dining Room
17'1" x 11'8"
- Kitchen
13'6" x 7'11"
- Rear Hallway
- Downstairs WC
- Utility Area
7'11" x 4'5"

First Floor

- Landing
- Family Bathroom
- Bedroom One
16'5" x 12'8"
- Bedroom Two
14'2" x 11'8"
- Bedroom Three
8'10" x 7'

Outside

- Rear Garden Part Paved
Part Laid in Laws
- Boiler House with Access
to Oil Boiler
- Fully Tarmacked Driveway
- Front Garden Laid in
Lawns
- Detached Garage



DIRECTIONS

Travelling along Upper Newtownards Road through Ballyhackamore Village in the direction of Dundonald, turn right on to Knockhill Park. Number 37 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		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	36
1-20	G	
NOT energy efficient – higher running costs		
		POTENTIAL
		51

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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