

'Knockavon', 701 Antrim Road, Belfast, BT15 4EH

For Sale
Offers Over
£459,950

Situated on a quite private lane just off the main Antrim Road, we have pleasure in marketing this very handsome, red bricked detached family home. The property was constructed circa 1895 and benefits from an abundance of character and charm together with many original features and extras. From the moment one enters the gracious reception hall of this fine home, one will be bowled over by the degree of excellence on offer. Over the years the property has undergone substantial upgrades and modernisation which may only be fully appreciated by full internal inspection. Close to excellent schools, shops, public transport facilities and all the amenities of North Belfast, this is a home we can recommend with utmost confidence.



Energy Efficiency Rating E.

T: 028 9080 0000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	50 E	
21-38	F		
1-20	G		

- Handsome red brick detached family home with an abundance of character and charm
- 6 Bedrooms (1 with en-suite shower room)
- 2 Separate reception rooms
- Open plan kitchen / casual dining area
- Spacious bathroom and shower room
- Downstairs cloaks / Utility room
- Phoenix gas central heating
- Mostly double glazed, all original sliding Sash windows been fully restored
- Detached wooden garage
- Car parking space



The property comprises of

GROUND FLOOR

RECEPTION PORCH Original double doors, ceramic tiled flooring.

RECEPTION HALL Bevelled glass vestibule doors, oak flooring, corniced ceiling.

FAMILY ROOM 16' 4" x 15' 6" (4.98m x 4.72m)
Cast iron fireplace with polished mahogany surround, exposed timber flooring, cornicing.

DRAWING ROOM 17' 5" x 14' 10" (5.31m x 4.52m)
Feature cast iron fireplace with slate surround and open fire, solid walnut wood flooring, cornicing, ceiling rose.

SPACIOUS KITCHEN / CASUAL DINING AREA 24' 9" x 15' 0" (7.54m x 4.57m)
Solid oak built-in units, granite work surfaces, Natural Gas fired Aga, canopy, dishwasher, ceramic tiled flooring, range of Velux windows, downlighters. Underfloor heating.

UTILITY ROOM 12' 4" x 8' 4" (3.76m x 2.54m)
Plumbed for washing machine and fridge, gas boiler, ceramic tiled flooring. Underfloor heating.

CLOAKROOM WC, wall hung wash hand basin, ceramic tiled flooring. Underfloor heating.

FIRST FLOOR

SPACIOUS, BRIGHT LANDING Feature staircase, attractive windows, walk-in hotpress / storage / linen cupboard. Floored roofspace approached by slings-by-type ladder.

BEDROOM (1) 15' 4" x 11' 3" (4.67m x 3.43m)
Polished wood flooring, built-in robes, cornicing.

EN-SUITE SHOWER ROOM Low flush WC, vanity unit, shower unit with controlled shower, polished wood flooring.

BEDROOM (2) 10' 0" x 8' 4" (3.05m x 2.54m)
Picture rail.

BEDROOM (3) 16' 5" x 15' 8" (5m x 4.78m)
Picture rail, cornicing, views.

SPACIOUS BATHROOM 15' 2" x 7' 1" (4.62m x 2.16m)
Bath with mixer tap, low flush WC, shower unit with controlled shower, tiling, ceramic tiled flooring.

SECOND FLOOR

BEDROOM (4) 15' 9" x 15' 3" (4.8m x 4.65m)
Fireplace.

BEDROOM (5) 13' 10" x 12' 2" (4.22m x 3.71m)
Fireplace.

SHOWER ROOM Low flush WC, pedestal wash hand basin, shower unit with electric shower, heated towel rail, ceramic tiled flooring, Velux window.

BEDROOM (6) 17' 3" x 12' 6" (5.26m x 3.81m)
Polished wood flooring.

OUTSIDE

Front in spacious lawn, plants, trees and shrubs.

Side in plants, trees and shrubs.

Rear in decking, paved patio area, outside light and tap.

Detached wooden garage / store.





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Integrity
Respect**

Our business is founded on our values. We strive to demonstrate honesty and Integrity, treating all our clients with respect, insuring they are paramount concern.

As a forward thinking company we invest heavily in IT, staffing and the wider community to build a foundation for the future.

Our enthusiasm, commitment, energy and professionalism have helped us achieve our position and excellent reputation in the market.

As a local, family-owned business we are proud to serve our clients and community.

**Please
call in or
contact us
for any
advice**

McMillan Estate Agents

11 Portland Avenue

Glengormley

Newtownabbey

County Antrim

BT36 5EY

T: 028 9080 0000

F:

E: info@jimmcmillan.co.uk



@mcmillanestates



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