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12 Knockwood Grove

Belfast
BT5 6FZ

Offers Over £124,950

12 KNOCKWOOD GROVE, BELFAST, BT5 6FZ

- Well Presented Mid Terrace Property
- Spacious Living Room
- Modern Fitted Kitchen With Dining Space
- Downstairs Study
- Three Well Proportioned Bedrooms
- Bathroom With White Suite & Separate W.C.
- Gas Fired Central Heating
- Double Glazed Throughout
- Enclosed Gardens Laid In Lawn To The Front & Rear
- Popular & Convenient Location



Property Description

This well presented mid terrace home offers bright accommodation throughout. Internally the property briefly comprises three well proportioned bedrooms, living room, modern kitchen with casual dining area, study and a bathroom with white suite and a separate wc. Externally there are well maintained enclosed gardens to the front and rear. Additional benefits include oil fired central heating and double glazing throughout.

The property's location offers ease of access to a range local amenities, local schools and arterial routes to Belfast City Centre. We expect interest levels to be high and would therefore recommend an internal appraisal.





Property Comprised

UPVC front door with glazed inset to...

ENTRANCE HALL

Stairs to first floor.

LIVING ROOM 17' 10" x 10' 3" (5.45m x 3.14m)

Laminate wooden floor. Feature fire place with stone surround, inset and hearth.

KITCHEN 13' 6" x 10' 4" (4.12m x 3.16m)

Excellent range of high and low level units with formica worktop. Stainless steel sink with mixer tap. Tiled splash back. Integrated under oven. Integrated four ring hob. Stainless steel extractor hood. Plumbed for washing machine. Plumbed for dishwasher. Space for fridge freezer. Access to under stair storage.





STUDY 6' 11" x 6' 11" (2.12m x 2.12m)

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 10' 2" x 11' 10" (3.11m x 3.62m)

Laminate wooden floor. Built in storage.



BEDROOM 2 11' 10" x 10' 4" (3.62m x 3.15m)

Laminate wooden floor. Access to built in storage.

BEDROOM 3 8' 2" x 7' 3" (2.49m x 2.21m)

Laminate wooden floor. Built in storage.

BATHROOM

White suite comprising panelled bath with washer taps. Thermostatic shower. Pedestal wash hand basin with washer taps. Tiled walls. Tiled floor. Spotlights. Extractor fan. Wall mounted heated towel rail.

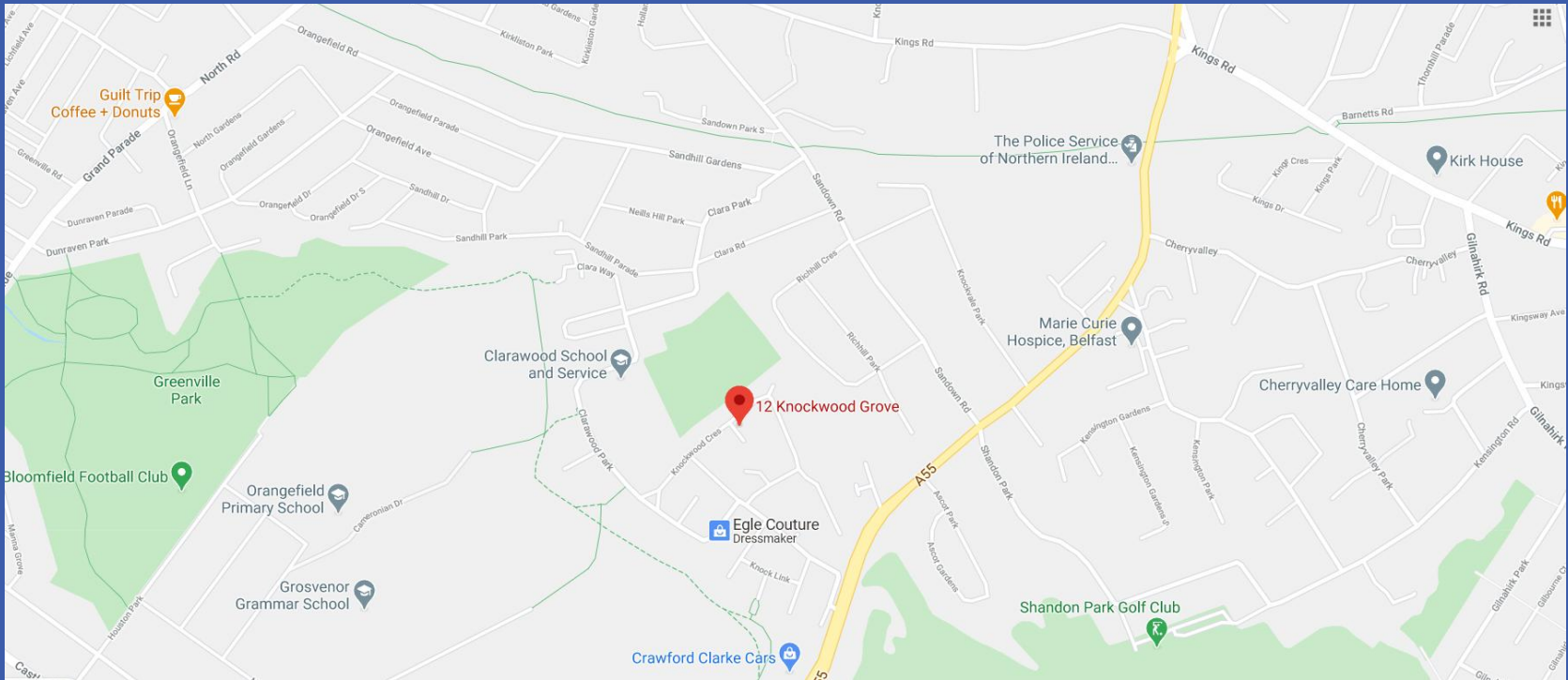
SEPERATE W.C.

Low flush w.c. Tiled floor.

OUTSIDE

Enclosed gardens laid in lawn with planted beds.





Directions:

Please see map above.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		68
E 39-54		
F 21-38	36	
G 1-20		
Not energy efficient - higher running costs		



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