



22 Glencregagh Park, Upper Knockbreda Road, Belfast, BT6 0NT

Asking Price £177,500

Glencregagh Park is just off the Upper Knockbreda Road, only a few minutes walk from Forestside Shopping Centre and if you make use of the walk over bridge and cut through Rosetta, you can be on the Ormeau Road in no time, to make the most of the cafés and restaurants and Cherryvale Playing Fields.

Internally the property comprises three bedrooms, kitchen dining to the front, lounge dining to the rear and bathroom suite first floor. The property benefits from an oil heating system (new boiler fitted) and double glazing, however it does require modernisation.

Outside there is a front garden laid in lawns, driveway with ample parking leading to detached garage and enclosed rear patio and garden area to the rear of the garage.

This would be an excellent investment opportunity and/or first time purchase for those not afraid of taking on a project.

- Semi Detached Home
- Kitchen / Dining to Front
- Oil Heating
- Bathroom Suite First Floor
- Driveway With Ample Parking Leading to Detached Garage
- Three Bedrooms
- Lounge / Dining to Rear
- Double Glazing
- Front Garden Laid In Lawns
- Enclosed Patio & Garden To Rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		43	67
EU Directive 2002/91/EC			

Entrance Hall

Pvc glass panelled front door to entrance porch, glass panelled inner door to hallway. Under-stairs storage.

Kitchen/Dining 17'0 x 8'8 (5.18m x 2.64m)



Range of units, Double drainer stainless steel sink unit with mixer taps. Recently installed oil boiler.



Lounge 18'7 x 11'9 (5.66m x 3.58m)



Tiled fire-place. Access to rear balcony over looking garden.



First Floor

Bedroom One 12'1 x 9'0 (3.68m x 2.74m)



(at widest points) Double built in robe.

Bedroom Two 12'0 x 9'0 (3.66m x 2.74m)



Bedroom Three 9'7 x 8'9 (2.92m x 2.67m)



(at widest points) Built in robe.

White Bathroom Suite



White bathroom suite comprising panelled bath with mixer taps with telephone hand shower, pedestal wash hand basin, low flush w.c
Part tiled walls.

Landing

Access to the roof-space.

Outside Front



Garden laid in lawn with mature hedging, plants and shrubs. Driveway with ample parking leading to detached garage.

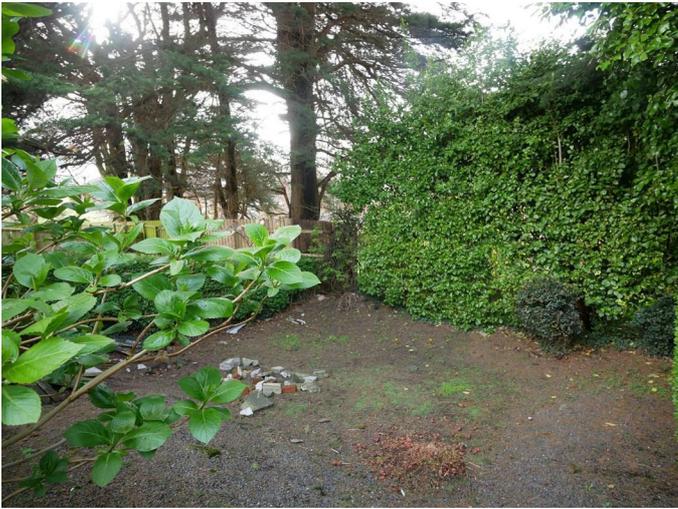
Detached Garage 19'4 x 9'4 (5.89m x 2.84m)

Up and over door. Light and power.

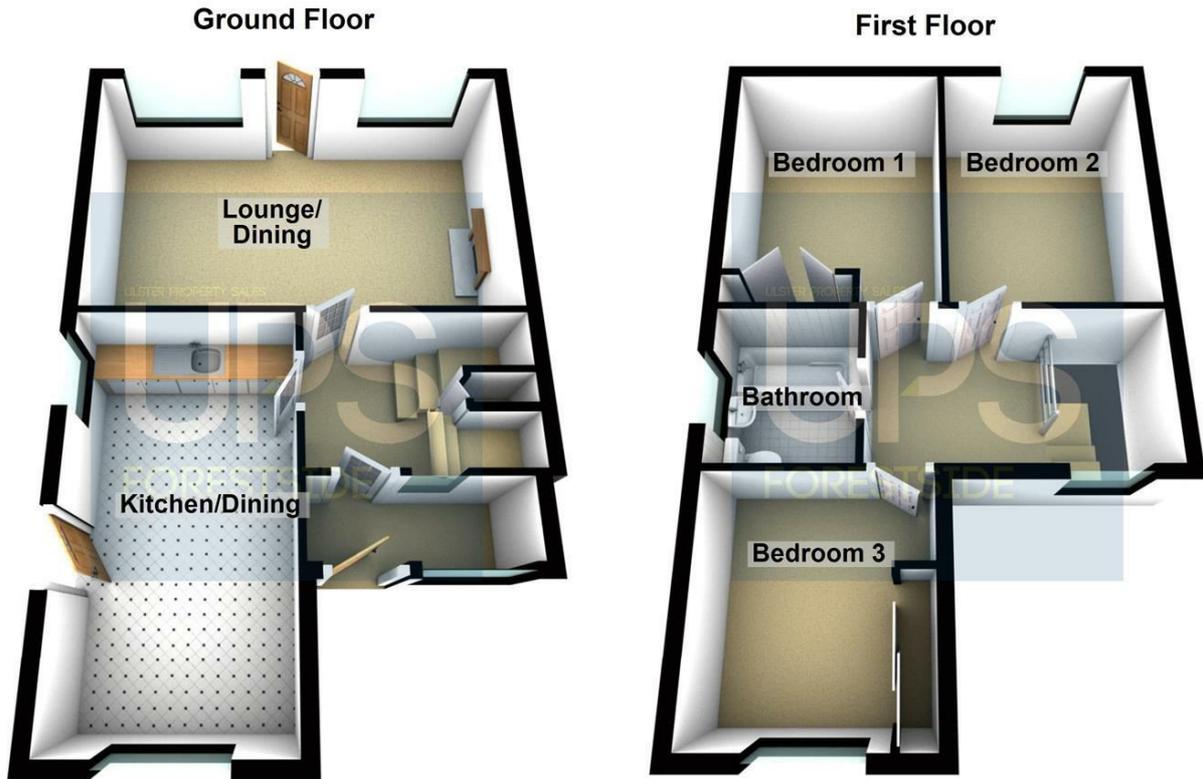
Outside Rear



Flagged patio area leading down to additional garden area bordered by mature hedging and trees.

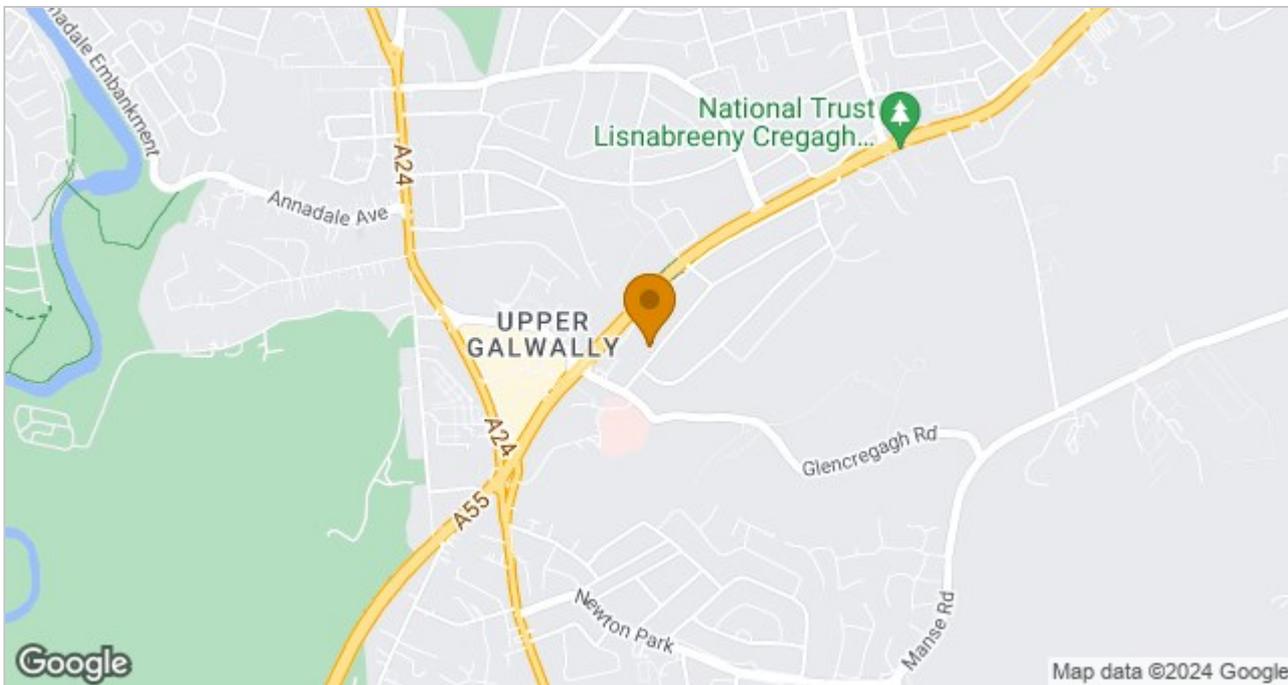


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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