



## 52 Glencregagh Park, Upper Knockbreda Road, Belfast, BT6 0NT

**Asking Price £235,000**

Glencregagh Drive is just off the Upper Knockbreda Road, only a few minutes walk from Lesley 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.

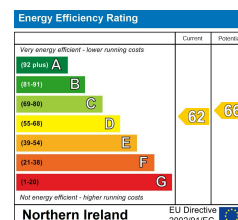
Internally the property comprises three bedrooms, kitchen dining to the front, lounge dining to the rear and modern shower suite on the first floor.

The property also benefits from an oil heating system and double glazing.

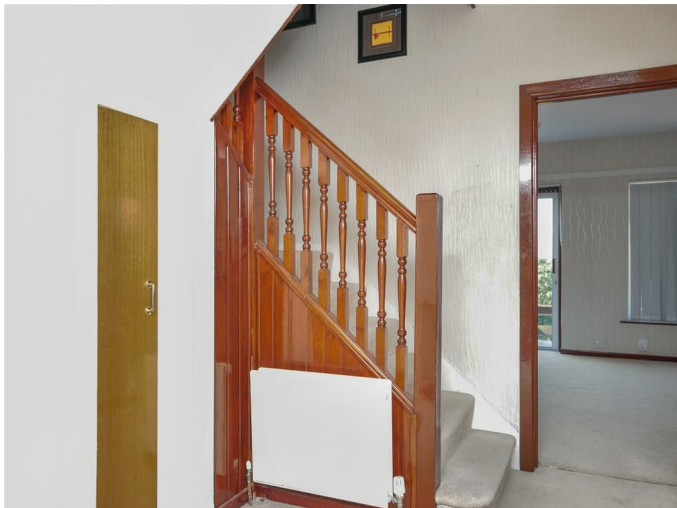
Outside there is a front garden laid in lawns, driveway with ample parking leading to detached garage and enclosed rear patio and garden.

This would be an excellent investment opportunity and/or first time purchase for those hoping to add their own fit and finish.

- Semi Detached Home
- One Reception Room
- White Shower Suite
- Double Glazed
- Detached Garage
- Three Bedrooms
- Fitted Kitchen With Casual Dining Area
- Oil Heating
- Driveway With Ample Parking
- Enclosed Patio & Garden Area



## Entrance



Pvc glass panelled door to entrance hall. Under-stairs storage.

## Fitted Kitchen 16'9 x 9'0 (5.11m x 2.74m)



Full range of high and low level units, wine rack, formica work surfaces, built in hob and stainless steel overhead extractor fan, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, double oven. Part tiled walls.





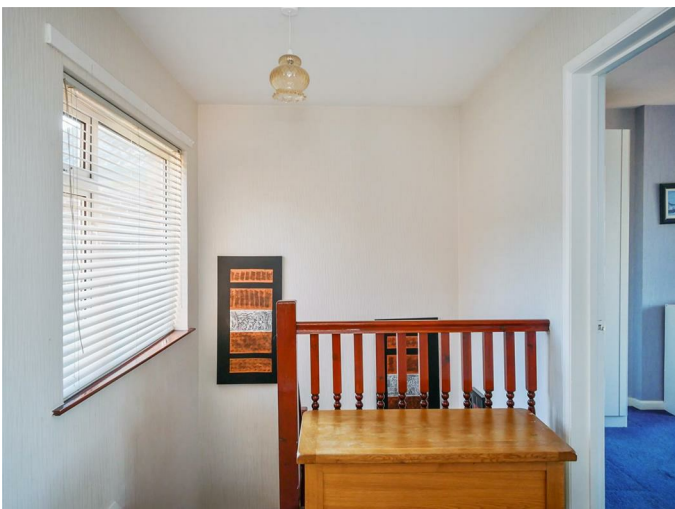
### Lounge 18'7 x 12'1 (5.66m x 3.68m)



Tiled fireplace with wooden surround. Sliding doors to patio area overlooking the garden.



### First Floor



**Bedroom One 11'1 x 10'0 (3.38m x 3.05m)**



Lovely views.



**Bedroom Two 12'3 x 7'3 (3.73m x 2.21m)**



Wall to wall sliding robes.

### Bedroom Three 9'2 x 8'8 (2.79m x 2.64m)



### White Bathroom Suite



Comprising panelled bath with Triton shower unit above, pedestal wash hand basin, low flush w.c Part tiled walls. Tiled flooring.

### Landing

Access to the roofspace.



### Front Garden



Front garden laid in lawn.  
Driveway with parking leading to detached garage.

### Detached Garage

Up and over door.

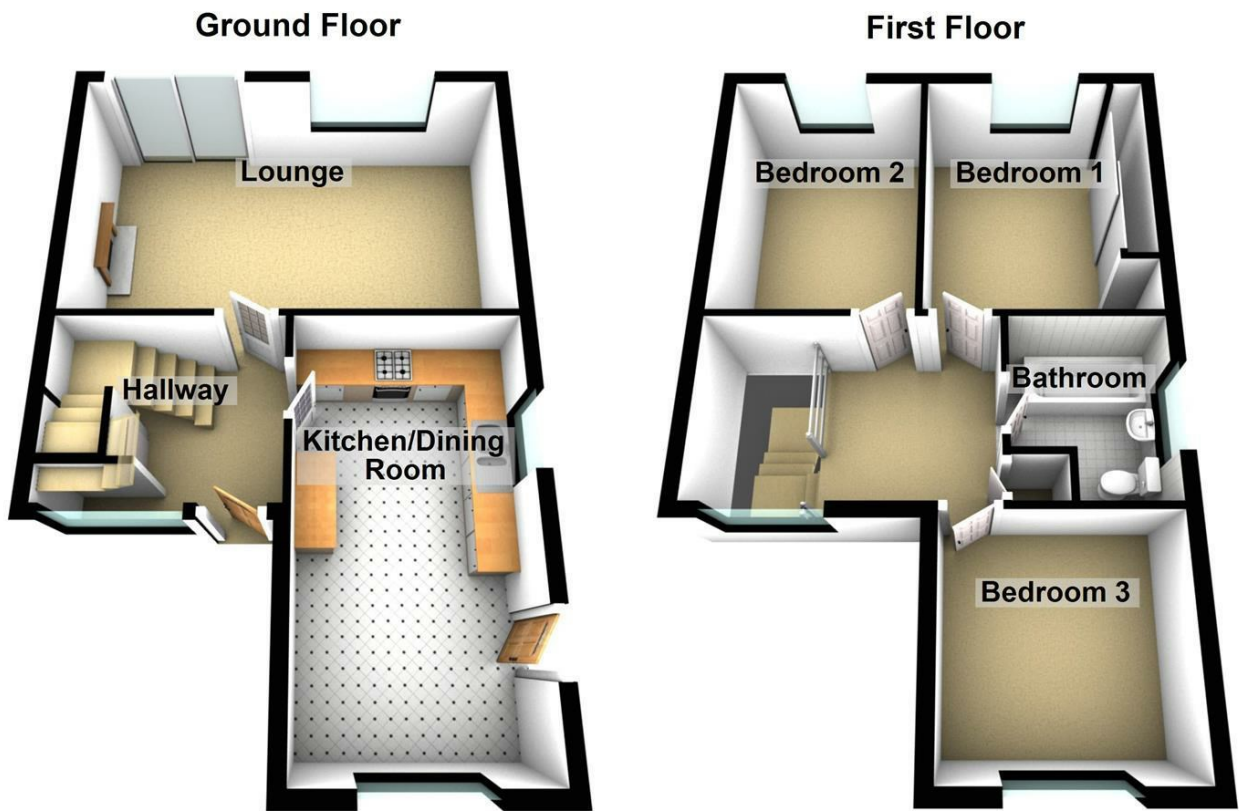
### Outside Rear



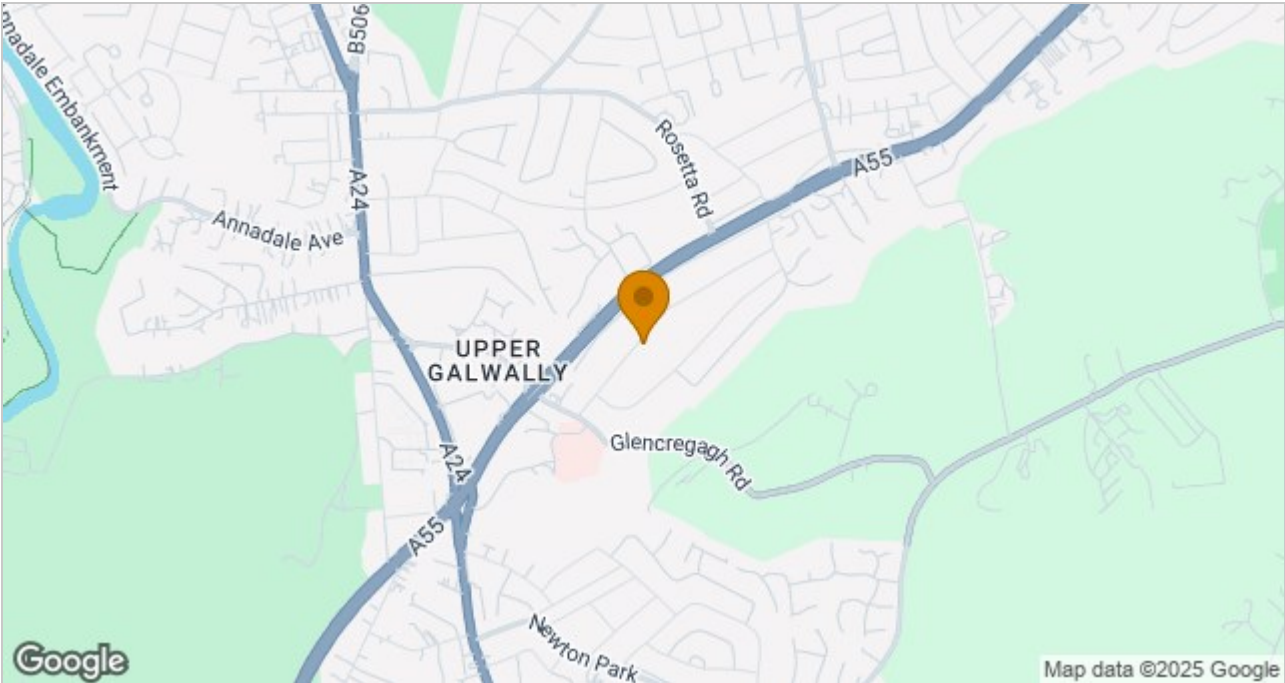
Enclosed flagged patio area, access down to further garden area behind garage.  
Pvc oil tank.



Floor Plan



Area Map



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