



35 Beechgrove Avenue, Upper Knockbreda Road, Belfast, BT6 0ND

Asking Price £265,000

Beechgrove Avenue is a popular residential location, just off the Upper Knockbreda Road, within walking distance to Forestside Shopping Centre, transport links to most parts of the City and leading schools both primary and post primary. The house itself has been modernised, updated and presented to an exceptional standard throughout, from the flooring to the cornice ceiling and window shutters this is a home with little or nothing to do. The accommodation comprises lounge dining on the ground floor with a bay window to the front and rear, modern fitted kitchen, three bedrooms first floor and family bathroom suite.

Outside the property is approached by a sliding gate providing access to the driveway with ample parking (wired for electric car charging point), detached garage that has been converted to a home office area with separate utility and toilet and enclosed rear garden.

The vendors have also installed a hexagonal BBQ hut that benefits from an internal fire pit and bar area. (drinks not included!) This is a house that must be seen to be appreciated!

- Extended Semi Detached Home
- Lounge Open To Dining Area
- White Bathroom Suite
- Driveway With Ample Parking
- Enclosed Rear Garden
- Three Bedrooms
- Modern Fitted Kitchen
- Gas Heating / Double Glazed
- Detached Garage Converted To Home Office With Utility Area & w/c
- Hexagonal BBQ hut with Fire Pit (Covered so usable all year round)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(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		EU Directive 2002/91/EC	

Entrance Hall



Upvc glass panelled front door with glazed side panels to entrance hall. Oak flooring.

Lounge / Dining 25'9 x 11'2 (7.85m x 3.40m)



Into Bay's (at widest points) Oak flooring. Cornice ceiling. Ceiling rose. Shutters on both bay windows.



Extended Fitted Kitchen 17'4 x 8'1 (5.28m x 2.46m)



Full range of high and low level units, glazed display cabinets, Granite work tops, integrated fridge freezer, breakfast bar in matching granite work top. Cornice ceiling. Tiled flooring. Spot-lights. Access to rear.

First Floor

Bedroom One 12'9 x 10'7 (3.89m x 3.23m)



(into bay) Built in furniture. Window shutters. Cornice ceiling.

Bedroom Two 11'4 x 11'1 (3.45m x 3.38m)



Oak flooring. Window shutters. Fantastic views.

Bedroom Three 7'8 x 7'6 (2.34m x 2.29m)



Oak flooring. Window shutters. Cornice ceiling.

White Bathroom Suite



Comprising panelled bath with wall mounted mixer taps and chrome shower unit above, wash hand basin with mixer taps, low flush w.c Fully tiled walls. Tiled flooring. Heated chrome towel rail. Spot-lights. Cornice ceiling.

Landing

Access to the roofspace via fold down ladder.

Outside Front



Sliding gate provides access to block paved driveway with ample parking to front and side leading to detached garage.
Wired for electric car charging point.

Outside Rear



Enclosed rear patio and garden laid in lawn.

Hexagonal BBQ hut with seating and internal fire pit, bar area and is fully covered.



Detached Garage

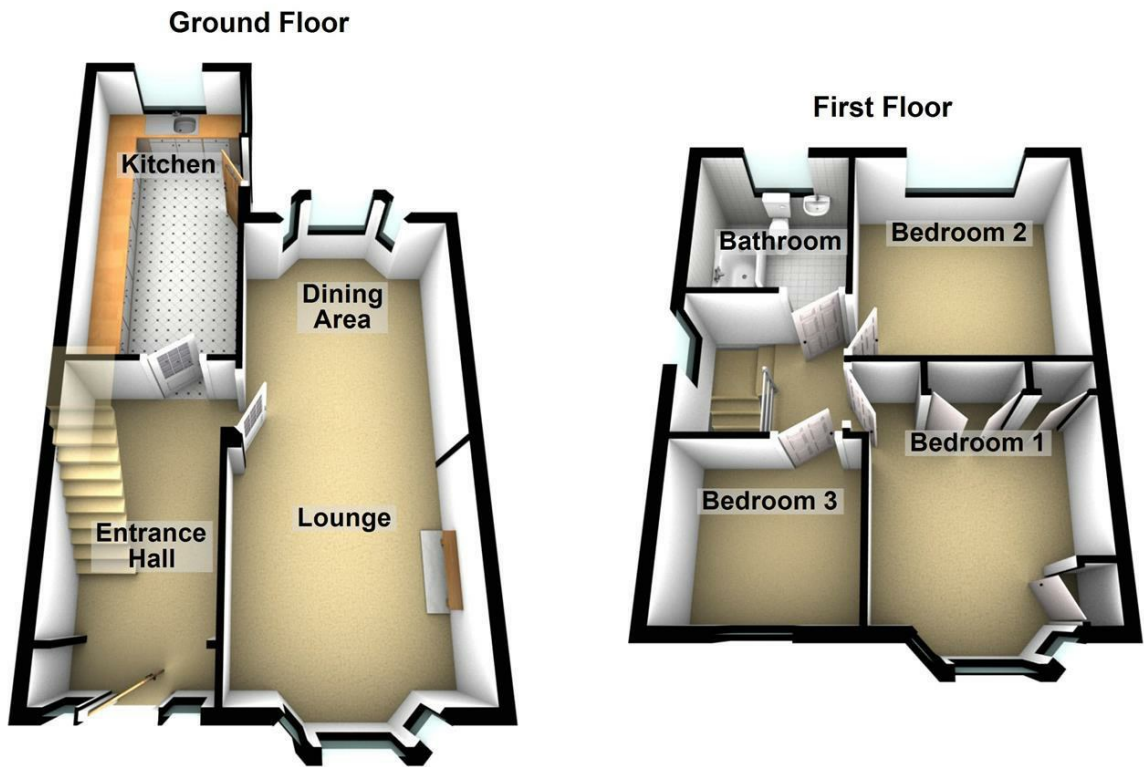


Converted to home office (13'4 x 11'2) Utility area range of units single drainer sink unit, plumbed for washing machine. Access to w.c and built in storage.

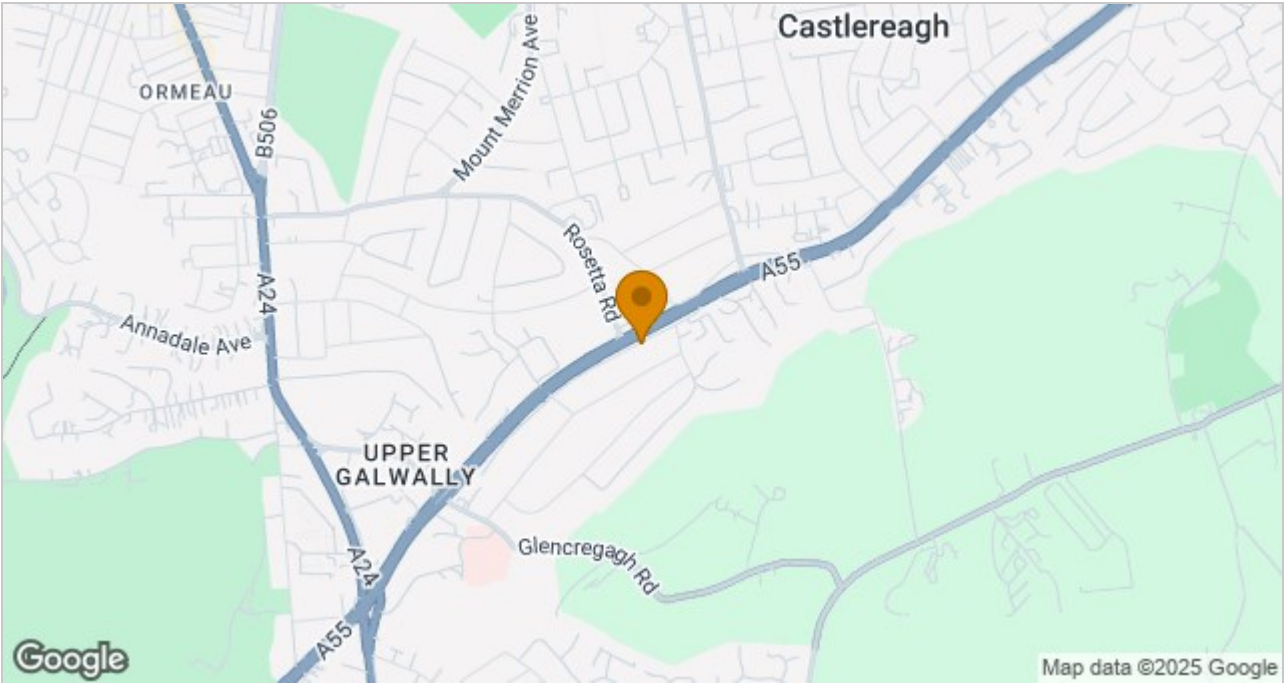




Floor Plan



Area Map



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