



45 Beechgrove Gardens, Upper Knockbreda Road, Belfast, BT6 0NN

Asking Price £264,950

Beechgrove Gardens is conveniently positioned just above the Upper Knockbreda Road and is within walking distance to an excellent selection of shopping facilities at Forestside Shopping Centre, primary and post-primary schools within the Rosetta area and public transport links giving easy access to Belfast city centre and surrounding areas.

The property itself is a stunning semi-detached home that comprises of three good sized bedrooms, spacious lounge, modern fitted kitchen open to dining area and white shower suite on the first floor. The property also comes with gas fired central heating, upvc double glazing and boasts stunning panoramic views over Belfast city onto Cavehill.

Externally there is a fully fitted office space complete with fitted kitchen area and w.c., detached garage with power and lighting and beautifully maintained gardens to the front and rear along with off street parking.

Finished to the highest of standards, this beautiful family home is perfect for anyone looking to buy a home with little or nothing to do but just adding their own furniture. With demand for homes in the area continuing to grow, we don't anticipate this one sitting around for long so recommend that you arrange a viewing at your earliest convenience.

- Beautifully Presented Semi-Detached Home
- Spacious Lounge
- Contemporary White Shower Suite
- Detached Fitted Office Room & Garage
- Mature Gardens to Front & Rear
- Three Good Sized Bedrooms
- Modern Fitted Kitchen open to Dining Area
- Gas Fired Central Heating / Upvc Double Glazing
- Panoramic Views over Belfast
- Fantastic Family Home in Popular Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(35-45) A		
(46-55) B		
(56-65) C		
(66-75) D		
(76-85) E		
(86-95) F		
(96-100) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



Open Entrance Porch



Pvc glass panelled front door with glazed side panels to entrance hall. Wood panelling. Solid wooden flooring. Under-stairs storage.

Lounge 14'0 x 11'5 (4.27m x 3.48m)



Cast iron fire-place with wooden surround housing an open fire.

Dining Area 10'9 x 6'4 (3.28m x 1.93m)



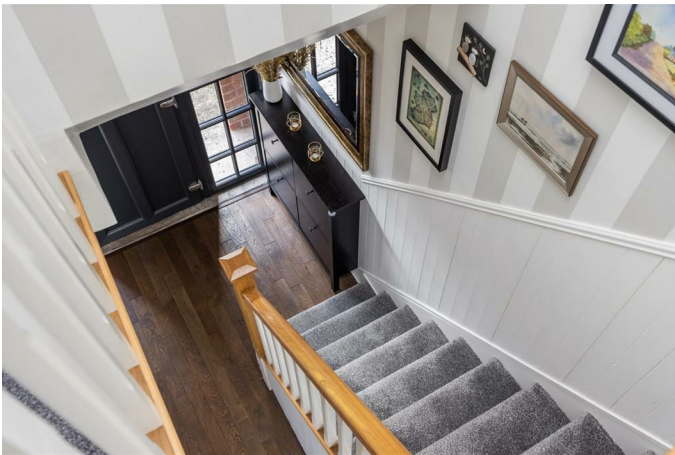
Fantastic views over Belfast skyline. Tiled flooring. Open to:

Modern Fitted Kitchen / Dining Room 11'1 x 10'5 (3.38m x 3.18m)



Full range of high and low level shaker style units complete with glazed cabinets, integrated fridge freezer and dishwasher, single drainer stainless steel sink with mixer taps.. Plumbed for washing machine. Part tiled walls and tiled flooring. Open to dining area.

First Floor



Access to roof space. Floored with light and power. Skylight.

Bedroom One 11'5 x 11'2 (3.48m x 3.40m)



Spacious double bedroom with panoramic views of Belfast.

Views from Bedroom Window



Bedroom Two 12'9 x 11'5 (3.89m x 3.48m)



Double bedroom with bay window

Bedroom Three 8'2 x 7'9 (2.49m x 2.36m)



Single bedroom with built-in storage.

White Shower Suite



White Shower suite comprising of shower cubicle with corner shower unit, wash hand basin with stainless steel mixer taps and vanity below and low flush w.c. Part tiled walls and tiled flooring.

Outside Front



Front garden laid in lawn, driveway with ample parking leading to a detached garage.

Outside Rear



Enclosed rear garden with patio area leading to lower decking area and laid lawns. Bordered by timber fencing and mature hedges.

Detached Garage 15'3 x 11'9 (4.65m x 3.58m)

Light and power.

Office 15'3 x 11'9 (4.65m x 3.58m)



Upvc glazed double patio doors open onto spacious office space complete with full range of high and low level units with fitted sink. Access to w.c. Laminate flooring.

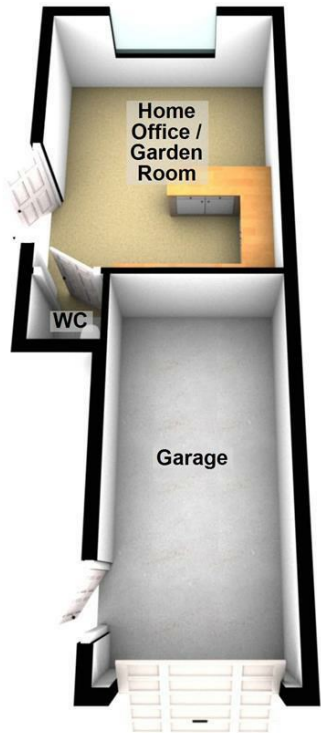
Lower Garden Level



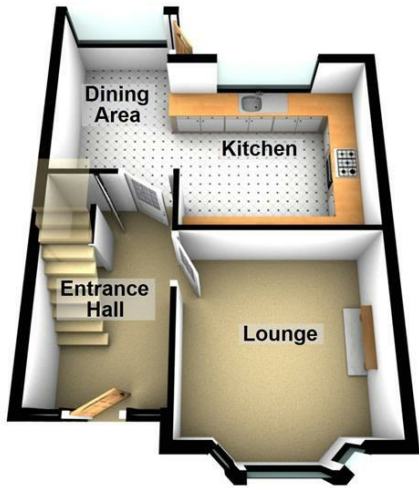


Floor Plan

Detached Home Office & Garage



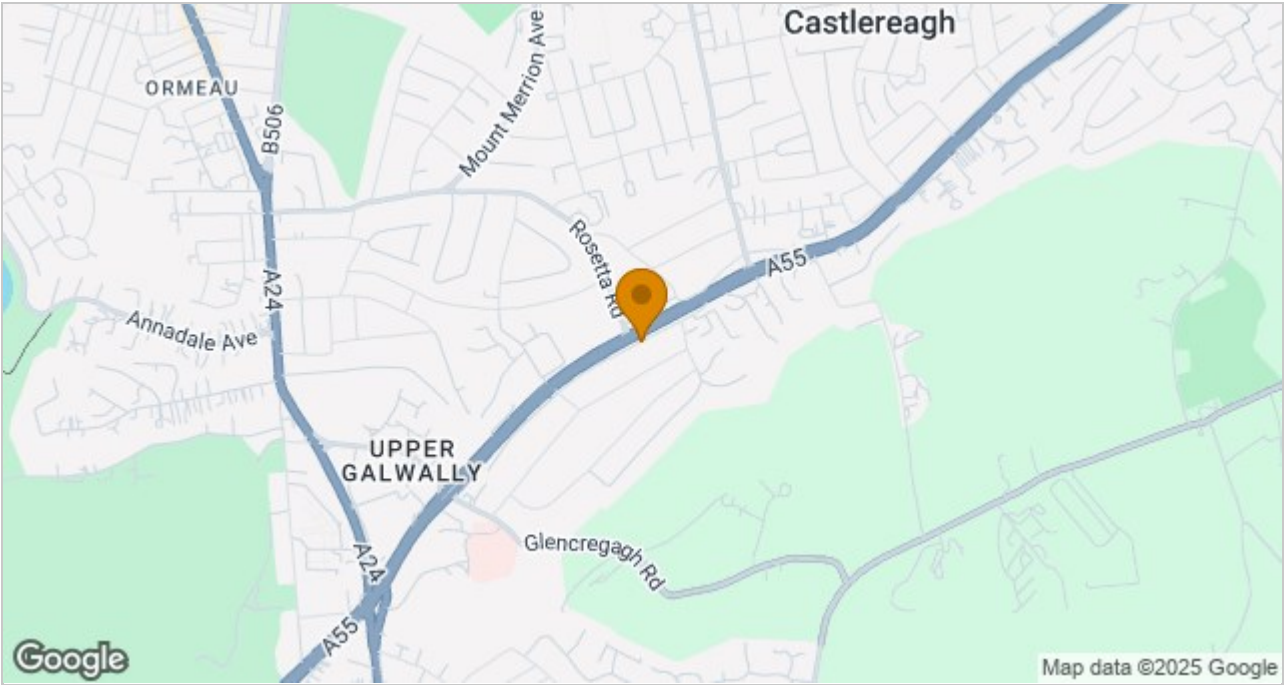
Ground Floor



First Floor



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986
CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101
FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929
NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. NI051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark