



## 45 Beechgrove Park, Upper Knockbreda Road, Belfast, BT6 0NQ

**Asking Price £219,950**

This property is set on a commanding site offering good views across Belfast and all of its famous landmarks, 45 Beechgrove Park is an extended semi-detached home that is ideally positioned in a much sought after location. This area of the city is very popular as it is well serviced by many amenities that include shopping facilities at the Forestside shopping centre, leading schools, access into Belfast City centre, via the Cregagh /Ravenhill / Ormeau Road's all of which provide good public transport links. This home offers so much potential for any prospective buyer to put their own stamp upon this property making this property into a marvellous home. The accommodation comprises 3 good size bedrooms, 2 separate reception rooms, a fitted kitchen and a 1st floor spacious bathroom with the added bonus of a ground floor shower room. Outside there is a good sized front garden and extensive back garden which has the potential to allow for an extension at the back with little effect on the garden. There is also off street parking. This home would be a chain free onward sale, immediate viewing is essential!

- Extended semi detached home
- Two separate reception rooms
- Ground floor shower room
- Gas central heating
- Good size rear gardens with excellent views
- Three good size bedrooms
- Fitted kitchen
- 1st floor bathroom suite
- Double glazed windows
- Chain free onward sale

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	72
(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			

### The accommodation comprises

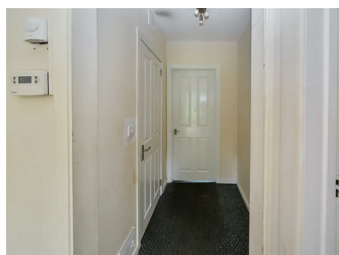
Hardwood and glass panelled front door leading to the entrance hall.

### Entrance hall



Under stairs cloaks.

### Rear hall



Leads to the shower room and kitchen beyond.

### Ground floor shower room 7'8 x 3'8 (2.34m x 1.12m)



Comprising walk in shower cubicle, Bristan shower, low flush w/c, pedestal wash hand basin, extractor fan, tiled floor.

### Lounge 13'11 x 11'2 (4.24m x 3.40m)



To bay, laminate flooring.

### Living / dining 11'6 x 11'2 (3.51m x 3.40m)



### Kitchen 10'5 x 7'8 (3.18m x 2.34m)



Range of high and low level units, single drainer sink unit with mixer taps, work surfaces, 4 ring hob and under oven, plumbed for washing machine, plumbed for dishwasher, extractor fan.

### 1st floor

### Bedroom 1 13'2 x 10'4 (4.01m x 3.15m)



To bay window

### Bedroom 2 11'6 x 11'3 (3.51m x 3.43m)



### Bedroom 3 8'5 x 8'1 (2.57m x 2.46m)



Built in robe.

### Bathroom



White suite comprising panelled bath, mixer taps, telephone hand shower, Low flush w/c, pedestal wash hand basin, part tiled walls, hot press, laminate flooring.

### Outside

Off street parking for several cars.

### Front gardens

Gardens to the front laid in lawn.

### Rear gardens



Gardens to the rear laid in lawn with a range of plants, trees and shrubs, outside tap.

### Rear elevation



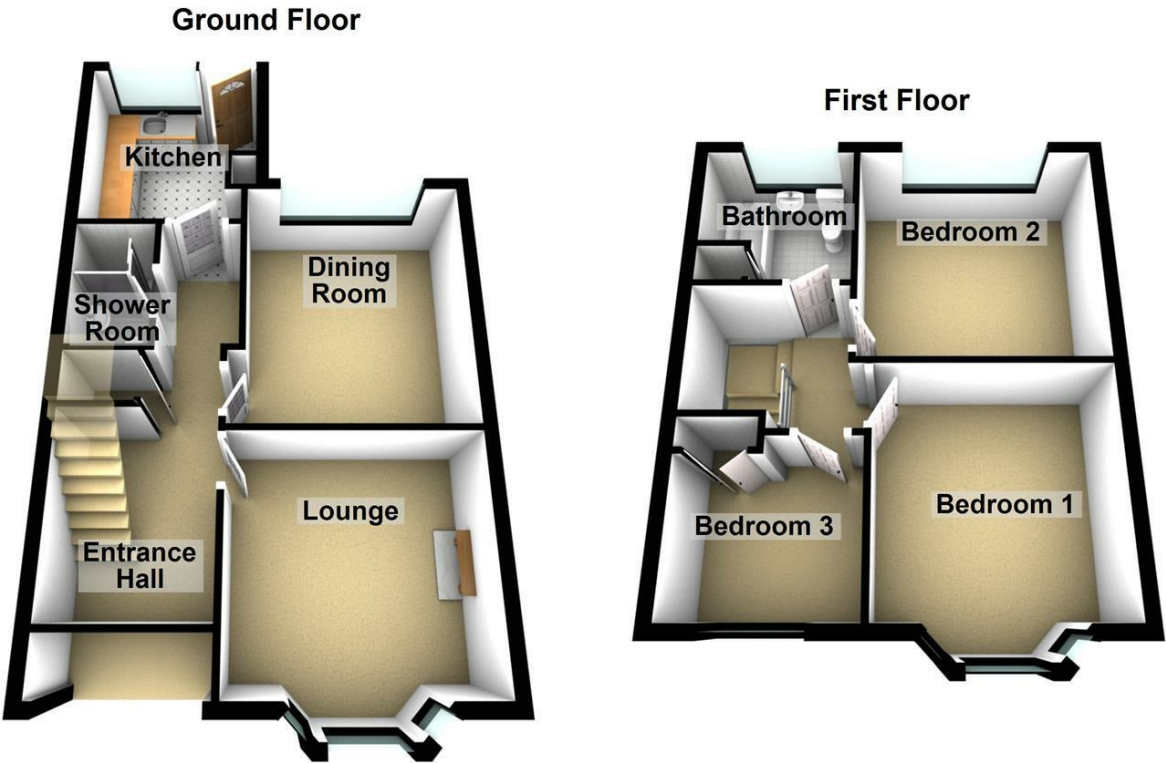
### Views



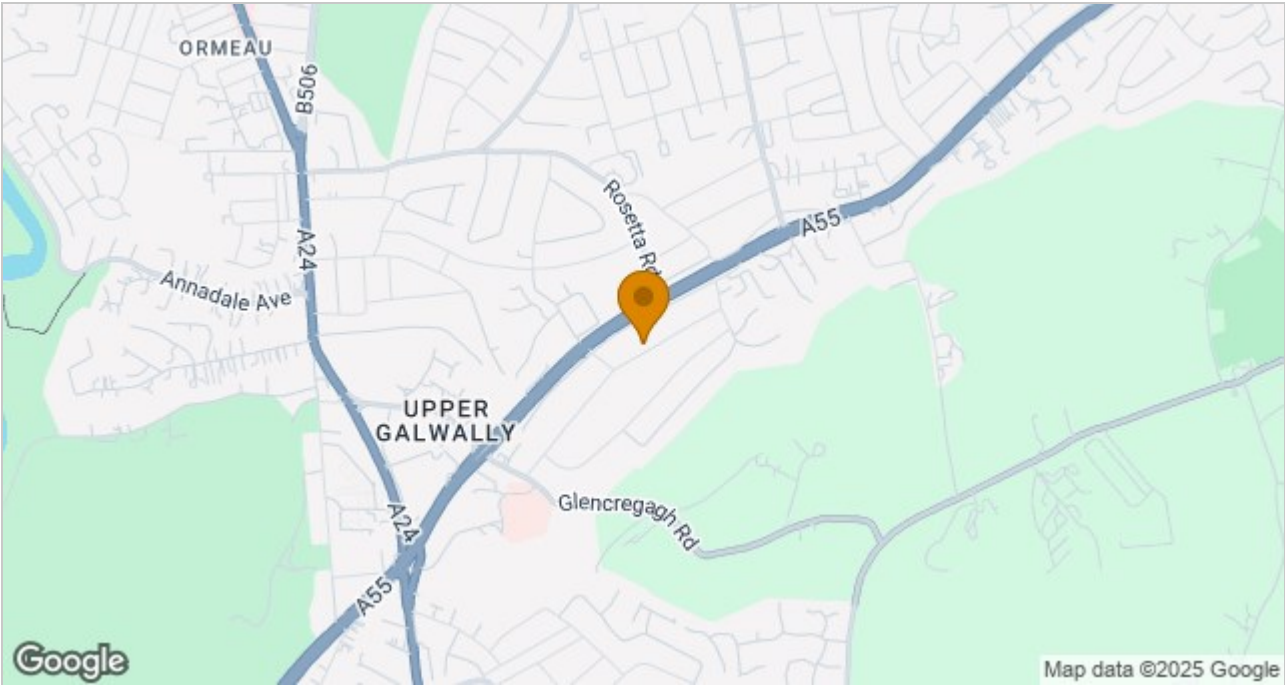
Excellent views to the rear.



Floor Plan



Area Map



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