

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**204 KNOCK ROAD, BELFAST, BT5 6QD**

**OFFERS OVER £395,000**

An extended detached family home occupying a generous site, extending to one and a half acres, and including multiple outbuildings to the rear, currently leased to several small businesses on a short term basis.

This home is located on the ever popular Knock Road, close to many local amenities and arterial routes in and out of Belfast. A great opportunity for an investor or family wanting to buy a property and run their own business, or other businesses close to home.

The detached property itself comprises of entrance hall with three quarter wood panel walls, lounge with bay window, and separate dining room, both with wood laminate flooring. Dining room with archway to extension to include generous kitchen, with partly tiled walls. The first floor includes three well proportioned bedrooms, all with wood laminate flooring. Bathroom comprising of white suite with half tiled walls, and separate WC. This home offers oil fired central heating, majority of windows PVC double glazed, and attached garage, but could benefit from some modernisation throughout.

Extending to an estimated one and a half acres, and accessible from the main Knock Road, the rear of this family home consists of several outbuildings, all ranging in square footage and offering secure storage with light and power. Two of the units currently have successful running businesses with all the required machinery, and are flexible for any new buyer. An ideal investment with a huge amount of potential for development, whether that be for commercial or residential purposes, subject to planning.



## Key Features

- Extended Detached Family Home On A One And A Half Acre Site With Outbuildings
- Three Well Proportioned Bedrooms & Bathroom With Separate WC
- Oil Fired Central Heating System And Majority PVC Double Glazed Windows
- Ideal Investment With Potential For Development, Subject To Planning
- Three Reception Rooms To Include Lounge, Living Room And Dining Room
- Archway From Dining Room To Generous Size Kitchen With Partly Tiled Walls
- Attached Garage And Several Outbuildings With Light & Power, Currently Leased
- Convenient Location Off The Knock Road, Close To A Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

Cloak cupboard understairs. Wood laminate flooring. Three quarter wood panel walls.

#### Lounge

13'1 x 11'1 (into bay)  
Tiled feature fireplace. Wood laminate flooring.

#### Living Room

11'1 x 10'1  
Tiled feature fireplace. Wood laminate flooring.

#### Dining Room

8'0 x 8'0  
Wood laminate flooring. Timber panel walls. Archway to:

#### Kitchen

16'0 x 11'0  
Range of high and low level units, marble effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, space for cooker, space for fridge/freezer, plumbing for washing machine, part tiled walls.

#### First Floor

#### Landing

#### Bedroom 1

13'1 x 11'1 (into bay)  
Wood laminate flooring.

#### Bedroom 2

11'1 x 10'1  
Wood laminate flooring.

#### Bedroom 3

8'1 x 7'0  
Including built-in robes. Wood laminate flooring.

#### Bathroom

White suite comprising panelled bath with mixer tap, telephone shower, pedestal wash hand basin, tiled walls, large hot press.

#### Separate WC

Low flush WC. Half tiled walls.

#### Outside

Lane access to driveway, front garden with lawn, patio and hedging. Enclosed rear garden with lawn. Boiler house with oil fired boiler. Outside tap.

#### Attached Garage

#### Commercial Units

Multiple units varying in square footage, some currently with short term leases as car mechanics and an MOT cleaning business.



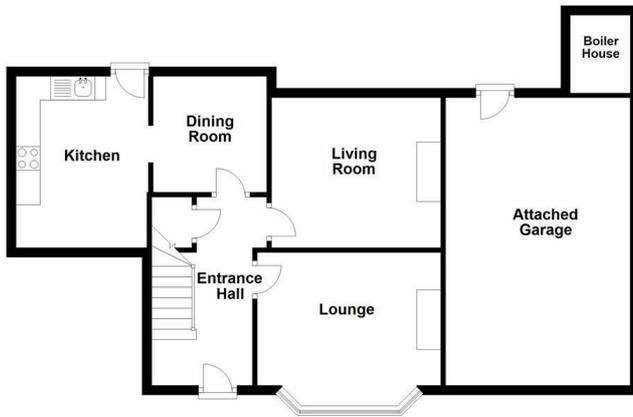




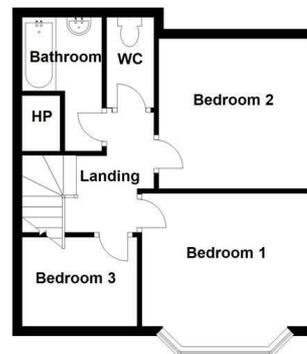




Ground Floor



First Floor



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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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