



Knutsford Drive  
Belfast, BT14 6LZ

Offers in the region of  
£195,000

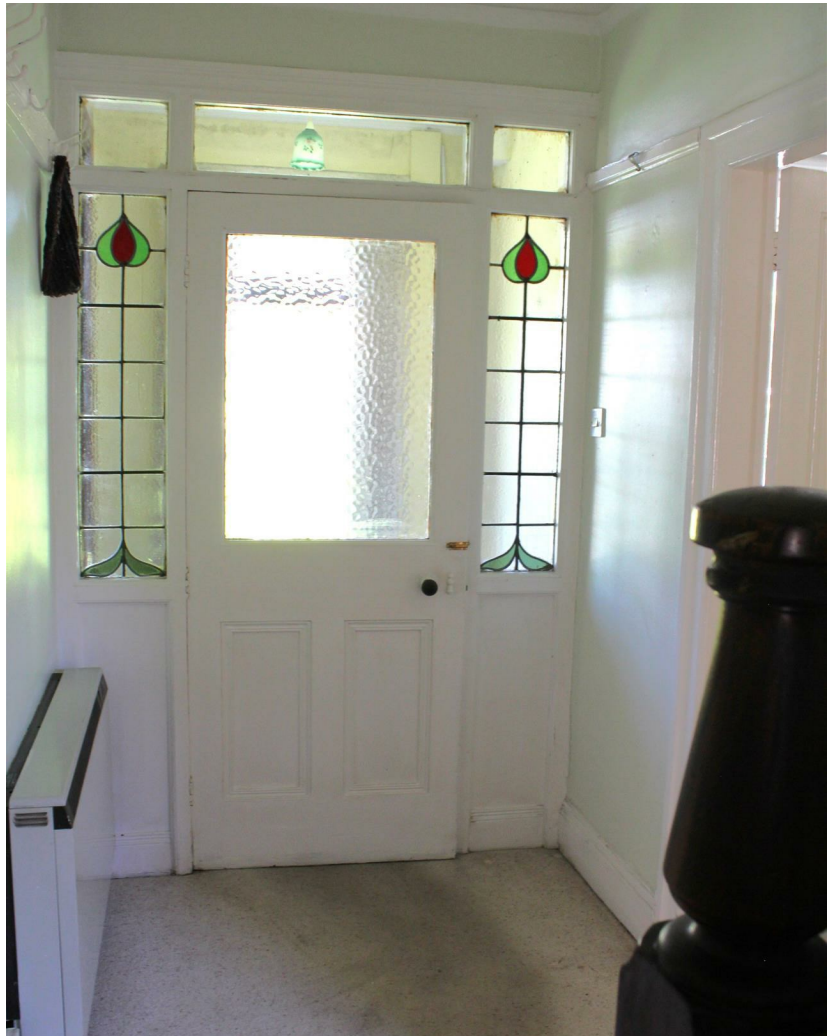


### Knutsford Drive, Belfast

HMK Property is delighted to introduce No.48 Knutsford Drive, Belfast to the sales market. This spacious residence exudes character and offers a range of potential purchasers a unique opportunity to acquire spacious accommodation that enjoys a superb location convenient to leading schools and transport routes amongst many amenities; including shops and restaurants on a beautiful tree lined street, Knutsford Drive. On the ground floor the accommodation comprises of three spacious reception rooms each with ornate open fireplace, kitchen with large walk-in storage cupboard and direct access to an enclosed rear yard and large south facing garden. On the first floor there are three large bedrooms along with family bathroom. Outside No.48 has a substantial south facing garden, perfect for outdoor dining during the summer months. At the front of the property there is a private driveway with off street parking for at least two cars and a small front garden area with shrubs and hedging. No. 48 Knutsford Drive is in need of modernisation, and is priced to reflect work required. We are expecting a high level of interest so to avoid disappointment contact HMK Property today on Tel: 02890397712.











### *The facts you need to know...*

- Substantial detached family home in sought after location
- Kitchen with large storage cupboard and direct access to enclosed patio
- Bathroom
- Private driveway for parking for at least two cars and on street parking
- In need of modernisation
- Three reception room, all three with open fireplace and one with bay window
- Three excellent bedrooms
- Substantial South facing garden to the rear
- Oil fired heating / single glazing / original features throughout
- SOLD AS SEEN







## *The property comprises...*

### **GROUND FLOOR**

Leading to...

### **ENTRANCE PORCH**

A beautiful entrance hall leading to hallway and ground floor accommodation

### **ENTRANCE HALL**

### **LIVING ROOM**

13'2" x 10'4"

A large front living room with bay window (single glazing), cornice ceiling, dado rails, skirting and feature fireplace with tiled hearth and surround.

### **LOUNGE**

14'10" x 10'3"

A spacious lounge with dual aspect windows (single glazing), cornice ceiling, dado rails, skirting and feature fireplace with tiled hearth and surround.







## *The property comprises...*

### **DINING AREA**

12'11" x 9'6"

A large dining room with vinyl floor, built in storage cupboard and single glazed window overlooking a paved patio and a large south facing garden

### **KITCHEN**

9'10" x 5'11"

A partially tiled kitchen area with vinyl flooring, large storage cupboard and direct access to an enclosed rear yard.

### **FIRST FLOOR**

Carpeted staircase, leading to landing

### **BEDROOM ONE**

16'2" x 10'9"

A large main bedroom with feature fireplace (boarded), overlooking the front of the property





## *The property comprises...*

### **BEDROOM TWO**

15'1" x 10'3"

A spacious second bedroom with dual aspect single glazed windows and feature fireplace (boarded)

### **BEDROOM THREE**

10'4" x 9'4"

An excellent third bedroom with fireplace (boarded) overlooking a large south facing garden and Cavehill

### **BATHROOM**

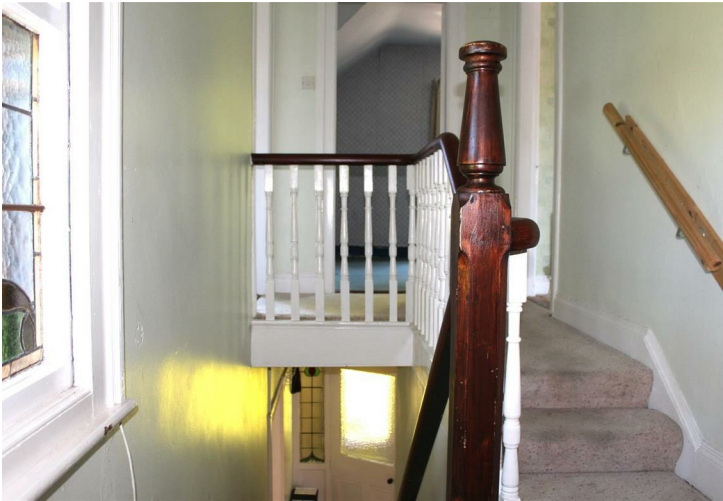
6'4" x 6'3"

A three piece bathroom suite, and hot-press

### **OUTSIDE**

To the rear of the property there is a substantial south facing garden with greenhouse and enclosed patio area, just off the kitchen. To the front, there is a small patio area leading to an open porch and seating area, with the additional bonus of a private driveway for at least two cars and ample on street parking.











## Additional Information

No.48 Knutsford Drive is located off the Westland Road area in North Belfast. This tree-line road is highly sought after given the local amenities, excellent primary and post primary schools and transport links in and out of Belfast City, all on your doorstep.

Need to sell to buy? Contact Hannah Kennedy for a free property valuation on 02890397712.



### ENERGY EFFICIENCY RATING

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>	19	35
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

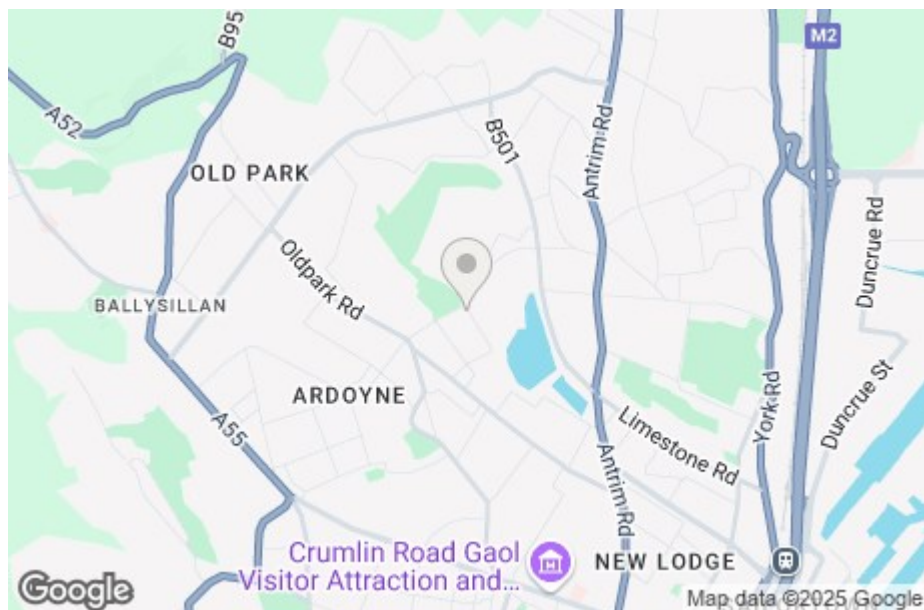
### VIEWING

By appointment with HMK Property



## Location

Travelling along Westland Road away from the Cavehill Road, Knutsford Drive is on the left hand-side of the road, after the turn off for Westland Gardens. No. 48 is on the right hand side of the road.



### HMK Property - Sales - Lettings - Management - Mortgages

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### Request a Free property valuation

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Please Note: This floorplan is for illustration purposes only  
Plan produced using PlanUp.

**48 Knutsford Drive, Belfast**