



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>65</b>
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

50 Knockwood Crescent,  
Belfast,  
County Antrim,  
BT5

**Asking Price: £150,000**

 **Reeds Rains**

reedsrains.co.uk

50 Knockwood Crescent, Belfast, County Antrim, BT5

**Asking Price: £150,000**

EPC Rating: E

We are delighted to present to the open market this well presented semi detached villa, Ideally positioned within this sought after residential location.

Internally this property offers bright accommodation comprising two bedrooms, lounge, fitted kitchen and shower room with white suite. Further benefits include oil fired central heating, double glazed windows and doors and gardens to front and enclosed to rear.

This popular location offers excellent convenience to a wide range of day to day amenities, with public transport links for city commuting also with walking distance.

We have no doubt that this property will create an immediate interest on today's market. Ideally suitable for first time buyer or investor alike, early viewing is strongly recommended.

#### **Accommodation**

uPVC double glazed front door, entrance hall, ceramic tiled floor, under stairs storage.

#### **Lounge**

17'6" x 9'8" (5.33m x 2.95m)

Fireplace, cornice work, dual aspect, double glazed French doors to rear garden.

#### **Kitchen**

10'7" x 8' (3.23m x 2.44m)

Single drainer stainless steel sink unit with mixer taps, laminate work surfaces, tiled splash back, cooker space, stainless steel chimney extractor fan, plumbed for washing machine, tongue and groove ceiling, ceramic tiled floor, uPVC double glazed back door.

#### **First Floor**

##### **Bedroom One**

15'2" x 8'8" (4.62m x 2.64m)

Range of built in bedroom furniture, additional built in robe.

##### **Bedroom Two**

9'9" x 8'6" (2.97m x 2.6m)

##### **Shower Room**

White suite, fully tiled built in shower cubicle, Redring electric shower, ceramic tiled floor, fully tiled walls, pedestal wash hand basin, close coupled WC, tongue and groove ceiling, hot press lagged copper cylinder with immersion heater and storage above.

##### **Outside**

Paved garden to front.

Enclosed garden to rear, lawns, shrubs, patio area, boundary fencing and hedging, boiler house with oil fired boiler, PVC oil tank, outside light and tap.

#### **CUSTOMER DUE DILIGENCE**

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau

Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

#### **All Measurements**

All Measurements are Approximate.

#### **Laser Tape Clause**

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### **Floorplan Clause**

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.