



61 Beechgrove Avenue, Upper Knockbreda Road, Belfast, BT6 0ND

Asking Price £219,950

Beechgrove Avenue is a popular residential location, off the Upper Knockbreda Road, within walking distance to Forestside Shopping Centre, transport links to most parts of the City and leading schools both primary and post primary. Internally this property benefits from "hallway to hallway" accommodation meaning the living areas are not next to each other as they would be in most semi detached homes.

The internal accommodation comprises lounge to the front, dining room to the rear and fitted kitchen. Upstairs, there are three good sized bedrooms, one with lovely views over Belfast and a white shower suite.

Further benefits include an oil fired central heating system and double glazing.

Outside there is a driveway with ample parking leading to a garage and loose stone rear garden with a fantastic range of plants trees and shrubs. An excellent home in great location.

- Semi Detached Home
- Two Reception Rooms
- White Shower Suite
- Double Glazed
- Detached Garage
- Three Bedrooms
- Fitted Kitchen
- Oil Heating
- Driveway With Ample Parking
- Enclosed Rear Garden

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		72	40
EU Directive 2002/91/EC			

Open Entrance Porch



Glass panelled front door with glazed side panel to entrance hall.
Timber flooring.



Lounge 12'4 x 11'2 (3.76m x 3.40m)



(into bay) Timber flooring. Double glass panelled doors to living room.



Living Room 10'8 x 10'5 (3.25m x 3.18m)



Timber flooring.

Shaker Kitchen 10'9 x 8'5 (3.28m x 2.57m)



Full range of high and low level units, Formica wok surfaces, single drainer stainless sink unit with mixer taps. Part tiled walls. Tongue and groove ceiling. Spot-lights. Access to rear.



First Floor

Bedroom One 12'9 x 11'6 (3.89m x 3.51m)



(into bay) Laminate flooring.



Bedroom Two 11'7 x 11'0 (3.53m x 3.35m)



Laminate flooring.





Bedroom Three 8'3 x 8'0 (2.51m x 2.44m)



Laminate flooring. Built in robes.

White Shower Suite



Comprising walk in shower cubicle with chrome shower unit, pedestal wash hand basin, low flush w.c Part tiled walls. Tiled flooring. Hot-press.



Landing

Access to roof space.

Outside Front

Driveway with ample parking.

Block paved pathway to entrance.

Detached Garage 18'0 x 9'1 (5.49m x 2.77m)

Up and over door. Light and power. Plumbed for washing machine. Housing oil boiler.

Outside Rear

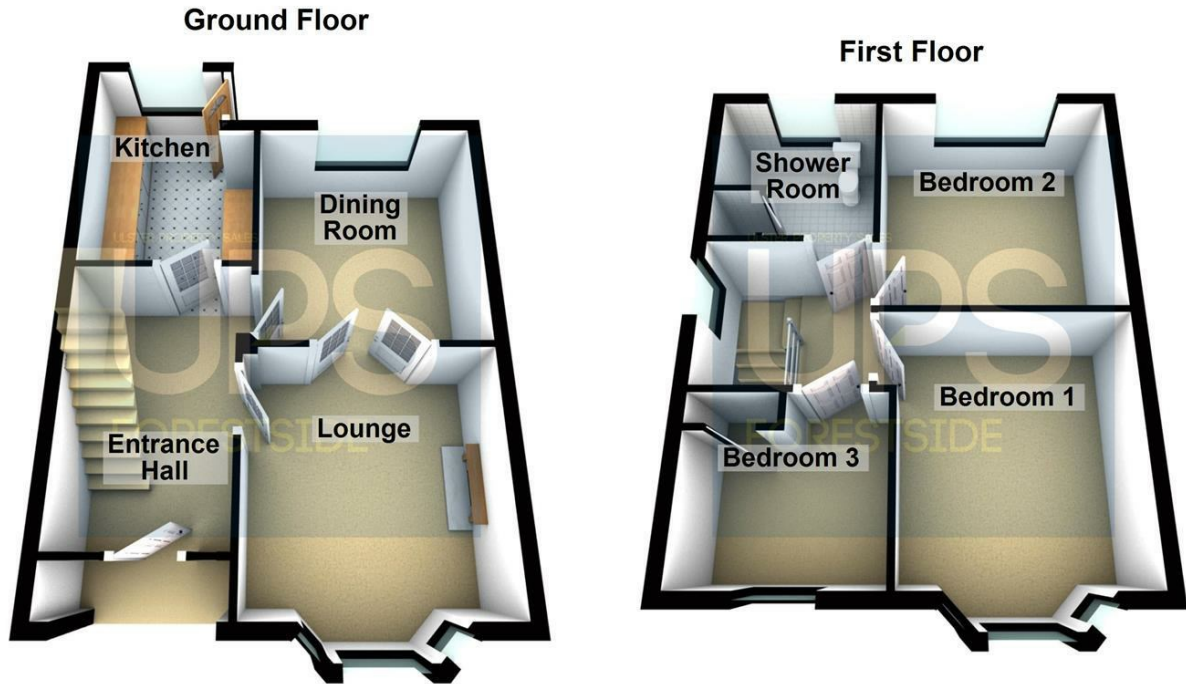


Enclosed patio to the rear finished with loose stone, with an excellent range of plants trees and shrubs bordered by mature hedging.

Pvc oil tank.

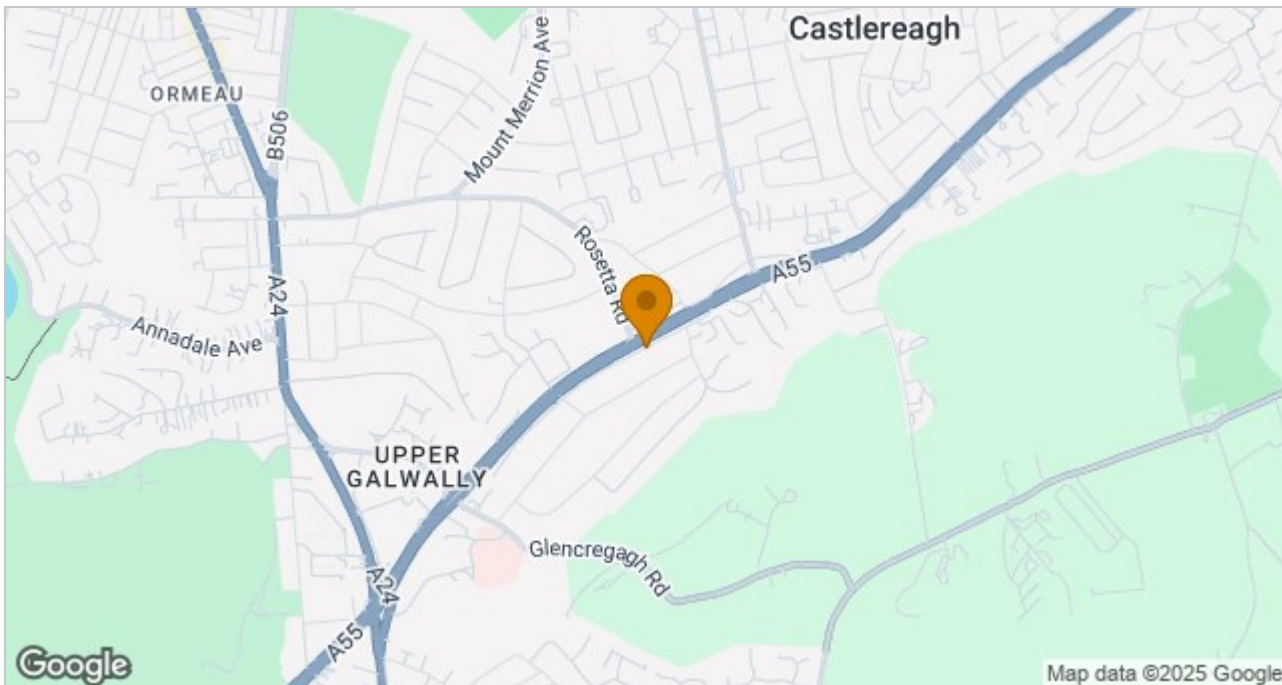


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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