

7 Beechgrove Rise, Upper
Knockbreda Road, Belfast,
BT6 0NH

**Offers in the region of
£249,500**

 **Reeds Rains**

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DESCRIPTION

Located in a quiet cul-de-sac off the Upper Knockbreda Road in Belfast, BT6, this extended semi-detached home is in excellent decorative order and enjoys some amazing views over Belfast, some of which are from the fantastic rear garden which is without doubt one of this home's main selling points.

Internally the property features a bright reception hall, front living room, dining room which is open plan to the family room and kitchen. The first floor consists of three bedrooms and a stunning bathroom. The property has gas fired heating and double glazed windows and doors.

Externally there is a driveway to ample parking which leads to the detached garage. The rear garden is enclosed and part of which is elevated. The garden is in lawn, patio, hedging and trees. The upper part of the garden enjoys excellent views over Belfast and beyond.

Close to amenities, local schools, bus route and Forestside Shopping Centre this home will suit a wide variety of purchasers. Property in this location of late has been in high demand, we therefore recommend early consideration.

Viewing is by appointment with our sales team on (028) 90680 420.

ACOMMODATION

GROUND FLOOR

Wooden front door with glazed side panels

Bright Reception Hall

Feature wooden flooring. Wall radiator

Living Room

16'10" * 11'6" (5.13m * 3.5m)

Tiled fire place with open fire. Feature wooden floor.

Dining Room

10'5" * 9'5" (3.18m * 2.87m)

Feature wooden flooring. Spotlights. Open plan to...

Family Room

11'2" * 9'9" (3.4m * 2.97m)

Spotlights. Velux window. Feature wooden flooring. Wall radiator.

Extended Fitted Kitchen

14'2" * 10'3" (4.32m * 3.12m)

Single drainer stainless steel sink unit with mono tap. Excellent range of high and low level units with laminated work surfaces. Built in stainless steel oven and four ring ceramic hob. Integrated fridge and freezer. Plumbed for washing machine. Feature wooden flooring. Wall radiator. Integrated dishwasher. PVC door to rear.

FIRST FLOOR

Landing

Access to roof space.

Bathroom With Stunning White Suite

9'9" * 7'8" (2.97m * 2.34m)

Free standing bath with telephone hand shower and mono tap. Walk in tiled shower area with overhead shower and shower unit. Dual flush WC. Vanity unit with ceramic bowl sink unit and mono tap. Heated towel rail. Spotlights. Part tiled walls.

Bedroom 1

13'6" * 9'6" (4.11m * 2.9m)

Views over Belfast. Spotlights.

Bedroom 2

11'11" * 9'5" (3.63m * 2.87m)

Spotlights. Outlook to rear.

Bedroom 3

10'10" * 7'9" (3.3m * 2.36m)

Outlook to rear. Spotlights.

OUTSIDE

Driveway to parking and garage. Excellent enclosed rear garden, part of which is elevated and enjoys amazing views over Belfast, Cavehill & Belfast lough. Ideal space for entertaining on the upper patio area which is bordered by lawn, trees and hedging offering ample privacy.

DIRECTIONS

Off Upper Knockbreda Road.

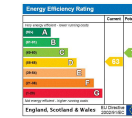
EPC

D63

Detached Garage

17'3" & 8'6" (5.26m & 2.6m)

Range of units. Power and light.



For full EPC please contact the branch.

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.

