



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>		
(39-54)	<b>E</b>		45
(21-38)	<b>F</b>	29	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

151 Knock Road,  
Belfast,  
County Antrim, BT5

**Asking Price: £149,950**

 **Reeds Rains**

reedsrains.co.uk



151 Knock Road, Belfast, County Antrim, BT5

**Asking Price: £149,950**

EPC Rating: F

We are delighted to present to the open market this semi detached villa, ideally positioned within this highly regarded and ever sought after residential location.

Internally the bright accommodation comprises three bedrooms, two reception rooms, modern fitted kitchen and bathroom white suite. Externally there is driveway to ample car parking and garden to rear. The property benefits from oil fired central heating.

The property provides ease of access to the many day to day amenities at Ballyhackamore with public transport links and many leading schools also close at hand.

Properties within this location have a proven track record for creating strong demand when presented to the open market. Early internal viewing is highly recommended in order to avoid disappointment.

#### **Accomodation**

Front door, entrance porch, ceramic tiled floor. Inner front door and side panel, leaded and stain glass inset, entrance hall, solid wooden floor, built in cloaks store.

#### **Lounge**

14'9" x 11'3" (4.5m x 3.43m)

Bay window with leaded and stain glass top lights, tiled fireplace and hearth, picture rail, cornice work.

#### **Dining Room**

11'9" x 11'2" (3.58m x 3.4m)

Wooden fireplace with marble inset and hearth, solid wooden floor.

#### **Modern Fitted Kitchen**

17'7" x 6'1" (5.36m x 1.85m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low

level units with laminate work surfaces, brick effect tiled splash back, plumbed for washing machine, stainless steel built in oven and four ring ceramic hob, extractor fan and canopy, integrated dishwasher, integrated fridge freezer, breakfast area, stable back door.

#### **Landing**

Leaded and stain glass gable window.

#### **Bedroom One**

16' x 11'5" (4.88m x 3.48m)

Bay window, picture rail, cornice work.

#### **Bedroom Two**

11'5" x 11'2" (3.48m x 3.4m)

Hot press copper cylinder, immersion heater and storage above, picture rail, cornice work.

#### **Bedroom Three**

9'2" x 7'8" (2.8m x 2.34m)

Picture rail, slingsby ladder to roof space, light, power and partly floored.

#### **Bathroom**

White suite, corner panelled bath with mixer taps, Mira electric shower unit, fully tiled walls, close coupled WC, vanity unit with mixer taps, tiled effect wooden floor.

#### **Outside**

Driveway to ample car parking.

Front garden with shrubs and flowerbeds.

Garden to rear, shrubs, extensive patio area, PVC oil tank, outside light and tap, boiler house with oil fired boiler, light and power.

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 Carnmoney 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.