

1 Beechgrove Rise, Belfast,
County Antrim, BT6

Asking Price: £224,950

 Reeds Rains

reedsrains.co.uk

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EPC Rating: E

Excellent family home on an elevated site, offering stunning views over the city.

DESCRIPTION

We are delighted to offer for sale this excellent semi-detached home, on an elevated site within, Beechgrove Rise in South East Belfast. The property is situated in a cul-de-sac location, and offers stunning views over the city.

On the ground floor, the family home provides a spacious entrance hall, a front reception room with incredible views, a dining room to the rear and a kitchen with integrated appliances. Moving to the first floor, there are three well appointed bedrooms and a modern shower room suite. Externally, there is a driveway to the front, a spacious garage, a well maintained front garden with plants and shrubs, and to the rear, there is a beautiful and private garden overlooking the city. The home further benefits from PVC double glazing and oil fired central heating.

Beechgrove, is located just off the Upper Knockbreda Road, offering a very short commute to local amenities such as Forestside Shopping Centre, and Tesco Newtownbreda. The bustling Ormeau Road is a few minutes away by car, and the Belfast City Centre is within a 10-15 minute drive away. The location is also in the catchment area for many leading, primary, secondary and grammar schools.

We would recommend viewing at your earliest convenience, to avoid missing out on all that this family home has to offer.

GROUND FLOOR

Entrance Hall

The welcoming entrance hall has a pvc front door and understair storage cupboard.

Living Room

A spacious front reception room, with stunning views over the city. The living room has an electric fire place with wooden surround, cornicing, and has been finished with carpet flooring.

Dining Room

The dining room has an electric fire, carpet flooring, and an outlook to the rear garden.

Kitchen

The kitchen offers an excellent range of high and low level units, a single drainer with mixer tap, integrated electric hob and oven, understair storage cupboard, and a stainless steel extractor hood. The kitchen has been finished with a tiled floor, has been plumbed for a washing machine, and dishwasher, and has an outlook to the rear garden.

FIRST FLOOR

Bedroom One

A spacious double bedroom with cornicing, carpet flooring, and beautiful views across the city.

Bedroom Two

A double bedroom with carpet and outlook to the rear garden.

Bedroom Three

A very generous third bedroom with carpet and outlook to the rear garden.

Showe Room

A modern shower room with three piece suite, to include a low flush wc, a wash hand basin with mixer tap and a shower cubicle with an overhead electric shower unit. The shower room has been finished with a tiled floor and tiled walls, and also includes a heated towel rail.

OUTSIDE

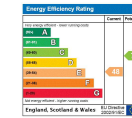
On the outside of the property there is a driveway to the front with access to a spacious

garage. There is also a well maintained front garden with plants and shrubs. The rear of the property offers a superb garden on a corner site, which is private, overlooks the fields, and has incredible views across the city. The garden has been beautifully maintained by the current owners over the years, and there is also a patio area.

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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.



For full EPC please contact the branch.

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