



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

77 Knock Road,
Belfast,
County Antrim, BT5

Guide Price: £275,000

 **Reeds Rains**

reedsrains.co.uk

77 Knock Road, Belfast, County Antrim, BT5

Guide Price: £275,000

EPC Rating: E

We are delighted to present to the open market this attractive red brick detached villa.

Internally the property offers bright accommodation comprising three bedrooms, two separate reception rooms, kitchen and shower room with modern white suite.

Externally there is a driveway to car parking and detached garage with a large enclosed well tended garden to rear. Additional benefits include oil fired central heating and double glazed windows and doors.

The property provides excellent convenience to the ever growing buzz of Ballyhackamore village and its many amenities to include popular restaurants and coffee shops. Public transport links for city commuting and many of the provinces leading schools are also easily accessible.

Properties within this location have a proven track record for creating strong demand, early consideration to view is highly recommended in order to avoid disappointment.

Accommodation

uPVC double glazed front door with glazed inset and side panels, leaded and stained glass inset. Entrance porch, cornice work.

Inner front door and side panel to reception hall, cornice work.

Door from reception hall to rear hallway, under stairs storage, door to rear garden.

Spacious Lounge

20'6" x 10'9" (6.25m x 3.28m)

Tiled fireplace and hearth, bow window, cornice work, dual aspect.

Dining Room

13'2" x 10'9" (4.01m x 3.28m)

Bow window, cornice work, ceiling rose.

Kitchen

13'4" x 9'6" (4.06m x 2.9m)

Single drainer stainless steel sink unit with mixer taps, excellent range of high and low level units, laminate work surfaces, concealed lighting, fully tiled walls, ceramic tiled floor, stainless steel double built in oven and four ring ceramic hob, extractor fan, plumbed for washing machine, breakfast area.

First Floor

Landing

Access to roof space.

Bedroom One

14'2" x 10'7" (4.32m x 3.23m)

Cornice work

Bedroom Two

13'1" x 10'7" (4m x 3.23m)

Cornice work

Bedroom Three

11'1" x 6'9" (3.38m x 2.06m)

Cornice work, ceiling rose

Shower Room With Modern White Suite

Double built in shower cubicle with Mira sport electric shower, close coupled WC, twin vanity units with mixer taps, part tiled walls, ceramic tiled floor, PVC ceiling with recessed spotlights, hot press with lagged copper cylinder immersion heater and storage above.

Outside

Driveway to car parking and detached matching garage, up and over door, light, power, oil fired boiler, side access.

Front garden in artificial grass.

Large enclosed private garden to rear, lawns, shrubs, paved walkways, garden shed, boundary fencing, greenhouse, tiled patio area, PVC oil tank, outside light and tap,

garden store.

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 Favisco 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.