



## 2 Knockbracken Road, Saintfield Road, Belfast, BT8 6SE

**Asking Price £269,950**

We are delighted to bring to the market, this beautiful semi detached home, that over the past number of years has been modernised leaving a home that requires very little to be done, but move in! Position is also key here, with ease of access to arterial and motorway routes, Cairnshill park & ride, leading schools and shopping facilities, a short distance distance away. The house itself sits on a large corner site with good size & well maintained gardens to the front, side and rear, with additional large driveway with ample parking facilities for numerous vehicles. Internally the property offers spacious well proportioned accommodation comprising three good sized bedrooms, spacious lounge with wood burning stove, modern fitted kitchen / dining, downstairs shower suite and white bathroom suite on first floor. Well maintained and cared for throughout, we are extremely confident this home could be the one for you, and as interest is expected to be high, early viewing would be recommended!

- Extended red brick semi detached home
- Bright and spacious lounge
- Separate utility room
- Gas central heating
- Driveway with ample off street parking for several cars
- Three well proportioned bedrooms
- Modern kitchen with dining area
- Ground floor deluxe shower suite
- Double glazed windows
- Fantastic mature site with gardens to the front, side and rear

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	61
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland

EU Directive 2002/91/EC



**The accommodation comprises**

Upvc double glazed front door leading to entrance hall.

**Entrance hall**



Range of storage units under stairs.

**Lounge 13'8 x 11'4 (4.17m x 3.45m)**



Into the bay window, feature cast iron wood burning stove with wooden surround. Cornice ceiling. Spot-lights. Oak flooring.

**Kitchen / dining area 17'2 x 10'5 (5.23m x 3.18m)**



Full range of high and low level units, single

drainer sink unit with mixer taps, formica work surfaces, integrated dish-washer, 4 ring hob and double under-oven. Tiled flooring. Spot-lights. Open to dining area

**Dining area**



**Utility room 6'7 x 6'3 (2.01m x 1.91m)**



Integrated fridge freezer. Integrated washing machine. Tiled flooring.

**Ground floor shower room 7'2 x 6'11 (2.18m x 2.11m)**



Comprising fully tiled corner shower cubicle, with chrome shower unit, drench

head and hand shower attachment, glazed door. Pedestal wash hand basin, low flush w.c Spotlights. Wood Panelling, Tiled flooring.

### 1st floor



### Bedroom 1 13'3 x 11'5 (4.04m x 3.48m)

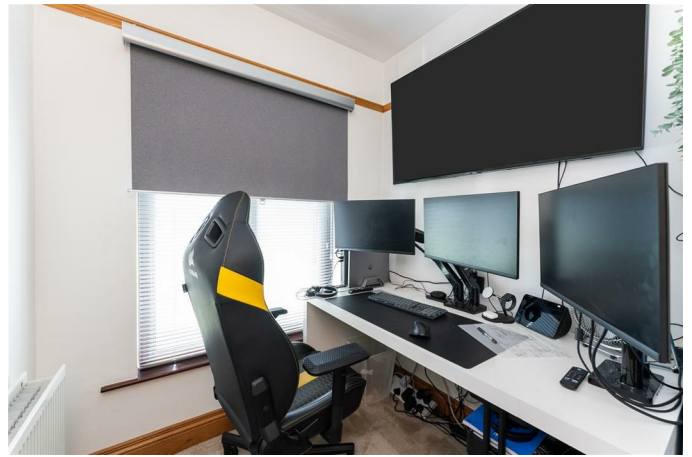


Into the bay window, Wall to wall built in mirrored robes.

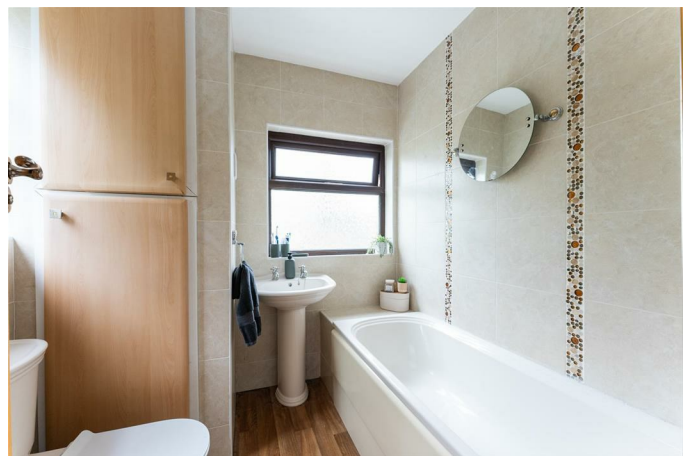
### Bedroom 2 11'1 x 10'10 (3.38m x 3.30m)



### Bedroom 3 6'6 x 6'1 (1.98m x 1.85m)



### Bathroom



White bathroom suite comprising panelled bath with Mira shower above, low flush w.c pedestal wash hand basin. Hot-press. Fully tiled walls with mosaic detailing. Gas boiler. Access to roof-space via fold down ladder.

### Outside

Tarmac driveway with ample parking for several cars. Outside tap and light.

### Wooden garage

Up and over door.



## Side & rear gardens



Set on a level corner site, with extensive gardens laid in lawns to the front side and rear with a superb range of plants trees and shrubs. Flagged patio area accessed directly from kitchen.

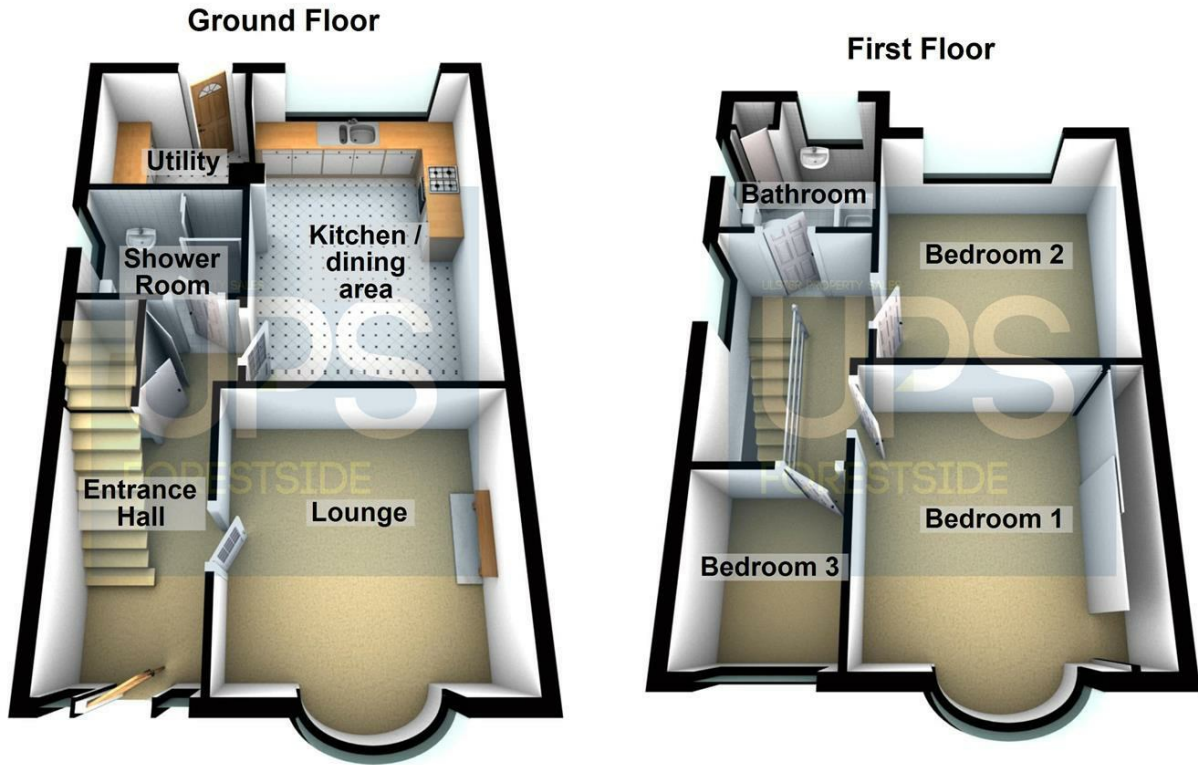
## Additional garden image



## Rear elevation

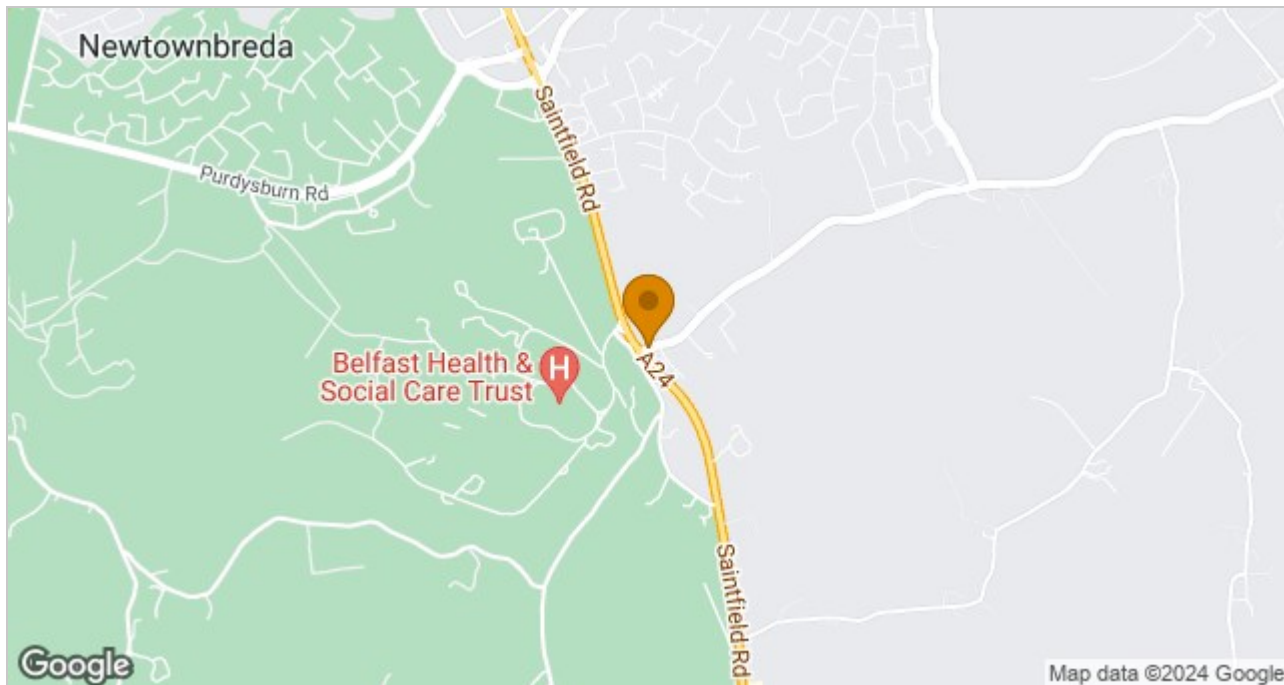


## Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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