



## 55 Glencregagh Road, Forestside, Belfast, BT8 6FZ

**Asking Price £245,000**

Located in a highly popular and convenient location, 55 Glencregagh Road offers a semi rural feel given its location on the upper Glencregagh Road with fields in front, to the side and also to the rear, yet enjoying the convenience of being only a few minutes drive from the Forestside shopping centre, leading schools, shops along Newton Park as well as providing a good platform into Belfast City centre, and providing motorway access. Although requiring modernisation this home has bags of potential and is positioned on a generous site with plenty of outside space. This red brick extended home also has family size accommodation that comprises 4 good size bedrooms, 3 reception areas, a fitted kitchen, a shower room on the ground floor and is finished with a 1st floor bathroom with a separate shower cubicle. Outside there are good off street parking facilities for many vehicles, and to the rear there is a sizeable rear garden with a range of outbuildings & storage. A chain free home, immediate viewing is required to fully realise the potential that this home has to offer!

- Extended red brick semi detached home
- Three reception areas
- Ground floor shower room
- Oil heating / Double glazed windows
- Large gardens to the rear with a range of outbuildings
- Four bedrooms
- Fitted kitchen
- 1st floor bathroom with separate shower cubicle
- Off street parking for multiple cars
- Pleasant aspect to the front, side and rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		57	66
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

## The accommodation comprises

### Entrance Hall

Glazed upvc front door opens onto entrance hall between kitchen and dining area with tiled flooring.

### Dining Area 10'4" x 8'11" (3.16m x 2.74m)



Hardwood flooring.

### Fitted Kitchen 14'9" x 7'10" (4.51m x 2.39m)



Fitted kitchen with a selection of upper and lower level units complete formica worktops, stainless steel sink and drainer and stainless steel overhead extractor fan. Plumbed for washing machine. Part tiled walls and tiled flooring.

### Lounge 21'7" x 11'10" (6.58m x 3.61m)



Spacious lounge with beautiful feature timber mantelpiece and laminate flooring. Glazed french doors open onto family room.

### Family Room 12'0" x 10'7" (3.66m x 3.23m)



Family room / potential ground floor bedroom with adjoining ensuite. Upvc sliding patio doors opens onto enclosed rear garden. Laminate flooring.

**Ground Floor Shower Room 10'7" x 3'7"  
(3.23m x 1.10m)**



White shower suite comprising of w.c, wash hand basin with stainless steel mixer taps and vanity and corner shower cubicle. Part tiled walls and wooden effect vinyl flooring.

**First Floor**

**Bedroom 1 12'0" x 11'10" (3.66m x 3.63m)**



Double bedroom with original hardwood flooring and views over looking open green fields.

**Bedroom 2 7'10" x 14'10" (2.40m x 4.54m)**



(at widest points) Double bedroom with hardwood flooring and built-in shelving.

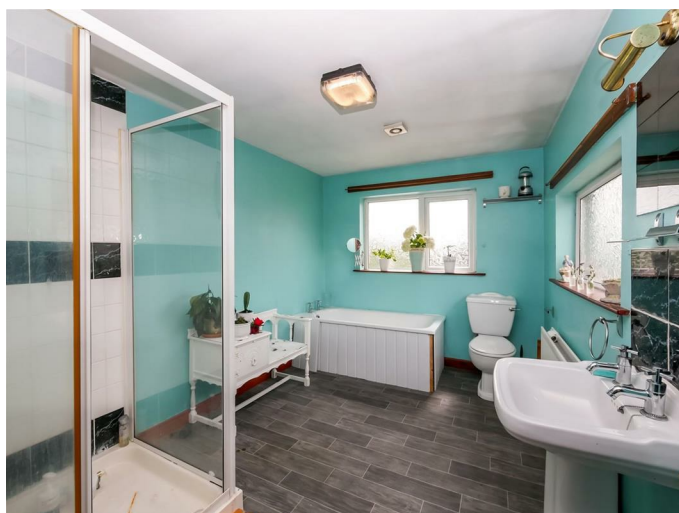
**Bedroom 3 10'7" x 8'11" (3.25m x 2.74m)**



Laminate flooring

**Bedroom 4 11'6" x 7'10" (3.52m x 2.39m)**

### White Bathroom suite 11'6" x 7'10" (3.52m x 2.41m)



White bathroom suite comprising of panelled bath with stainless steel taps, corner shower cubicle with tiled walls, w.c and pedestal wash hand basin with stainless steel taps. Tile effect vinyl flooring.

### Outside

Ample off street parking for many cars.

### Front gardens



Garden areas to the front laid in lawn.

### Rear gardens



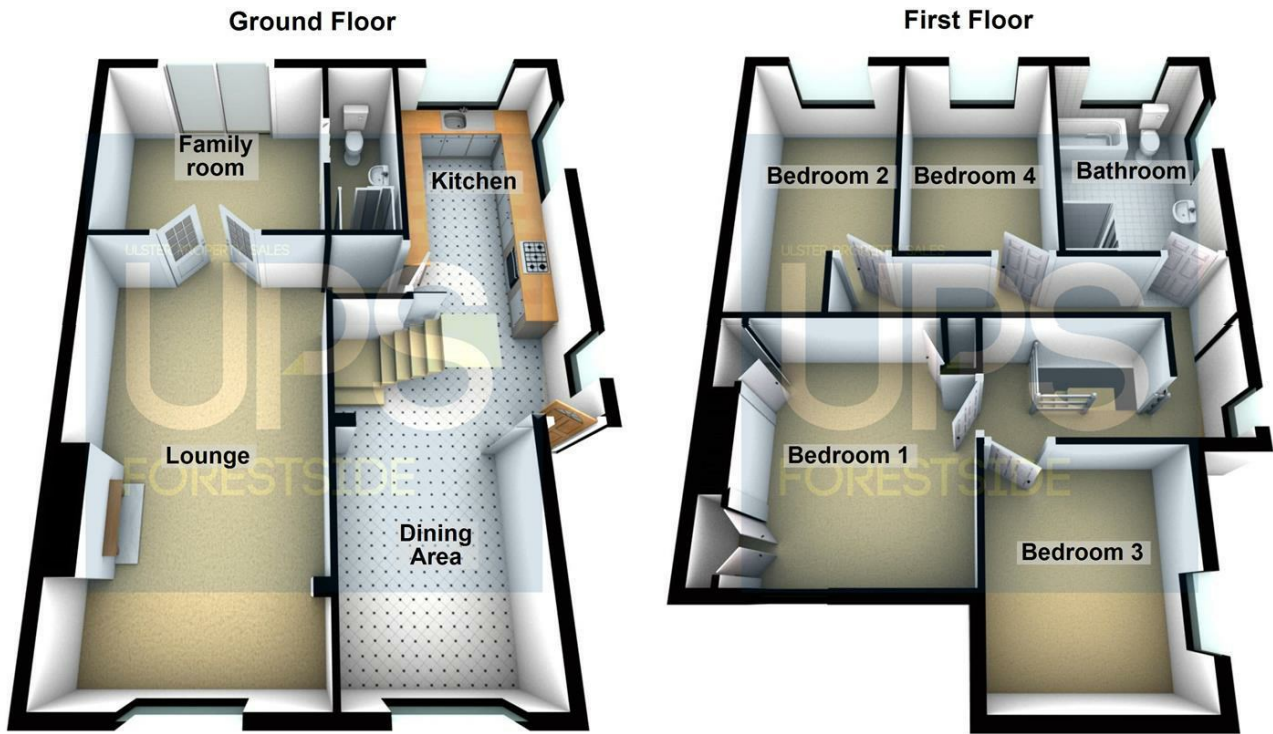
Extensive level garden areas to the rear, with lawn areas, bounded by hedge and fences.

### Outbuildings



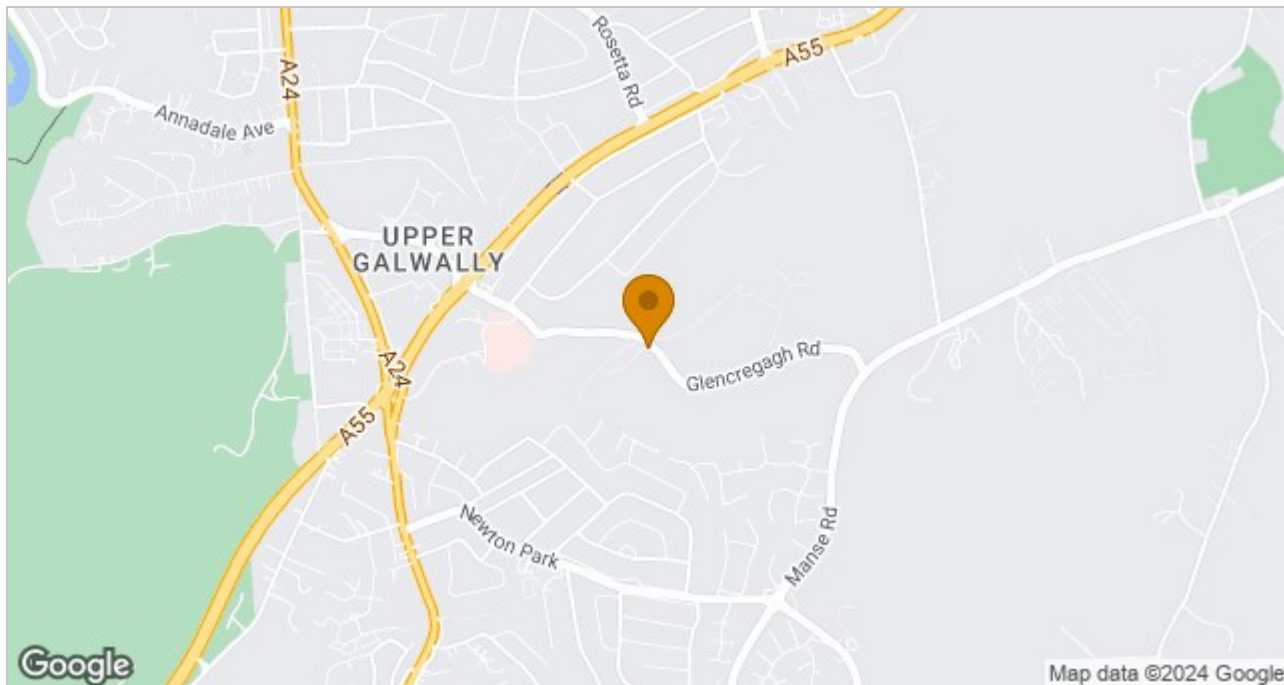
A selection of outbuildings with huge potential for further uses.

## 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



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