



24 HAWTHORNDEN ROAD

Belfast, BT4 3JU

Offers around **£439,950**



SEMI-DETACHED | 3  | 1  | 3 

Step into the charm of this unique 1890's semi-detached cottage, brimming with period character and potential. Nestled in a highly sought-after area in Knock, this home sits on a beautiful and unique site.

This a rare opportunity for those looking to blend historic charm and modern convenience. While this home requires modernisation, it offers high ceilings, original fireplaces, a quaint, yet substantial cottage garden, and fantastic, generous rear gardens, making it a perfect project to create a truly one-of-a-kind living space. Bring your vision and make this charming piece of history your own.

Internally the property comprises; entrance hall into spacious living room, further generous lounge, dining room and separate Oak fitted kitchen, with utility room at rear and a downstairs WC. Upstairs there are three bedrooms and a bathroom.

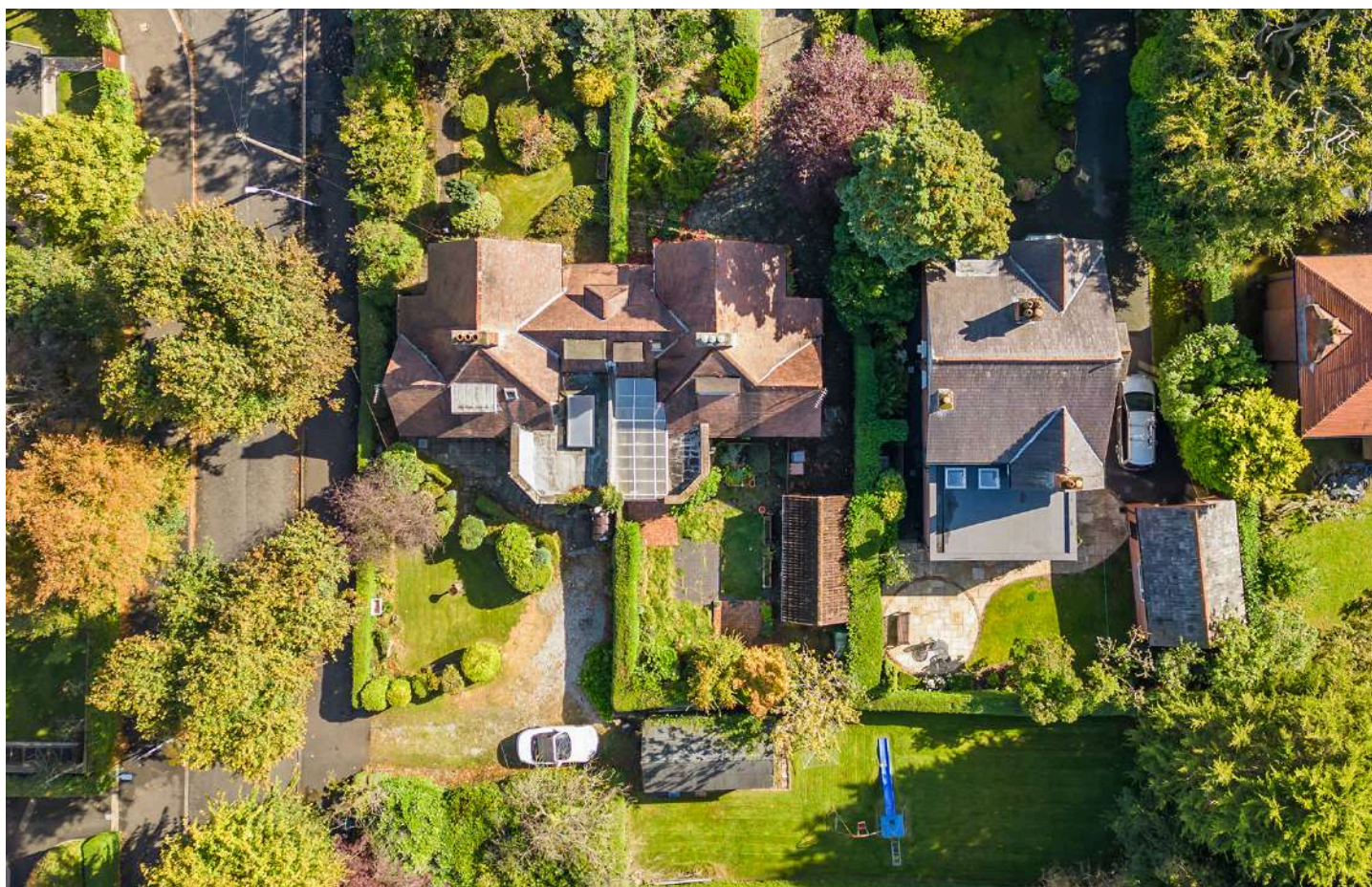
Externally, the property is surrounded by picturesque gardens to the front, side and rear, which are far more vast than initially meets the eye, providing an idyllic setting with plenty of space for outdoor relaxation or entertaining, making it perfect for garden enthusiasts.

Don't miss the opportunity to make this exceptional property your own.



KEY FEATURES

- Unique and Attractive 1890's Semi Detached Cottage
- Highly Sought After Tree Lined Location, Walking Distance to Ballyhackamore and Belmont Villages
- Positioned on a Rare, Deceptively Extensive Site in the Highly Desirable Knock Area
- Close to a Range of Excellent Schools, Belfast City Centre, City Airport & the Ulster Hospital
- Entrance Hall into Generous Living Room with Dual Aspect Windows and Open Fire
- Separate Lounge with Open Fire
- Dining Room with Access to First Floor
- Oak Fitted Kitchen With Range of High and Low Level Units
- Utility Room and Downstairs WC.
- Three Bedrooms
- Bathroom with Cream Coloured Suite
- Stoned Driveway to Side with Access from Knocklofty Park Leading to Detached Timber Garage
- Gated Access to Beautiful, Generous Gardens which Surround the Property and Provide a Tranquil Setting
- Oil Fired Central Heating
- Sliding Sash Windows Throughout.
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

- Entrance Hall
- Living Room
22'2" x 11'6"
- Lounge
14'4" x 8'6"
- Kitchen
15'8" x 8'6"
- Utility Room
- Rear Hall
- Furnished Cloakroom

First Floor

- Landing
- Bedroom Three
7'8" x 6'
- Bedroom One
14'4" x 13'3"
- Bedroom Two
9'4" x 8'6"
- Bathroom

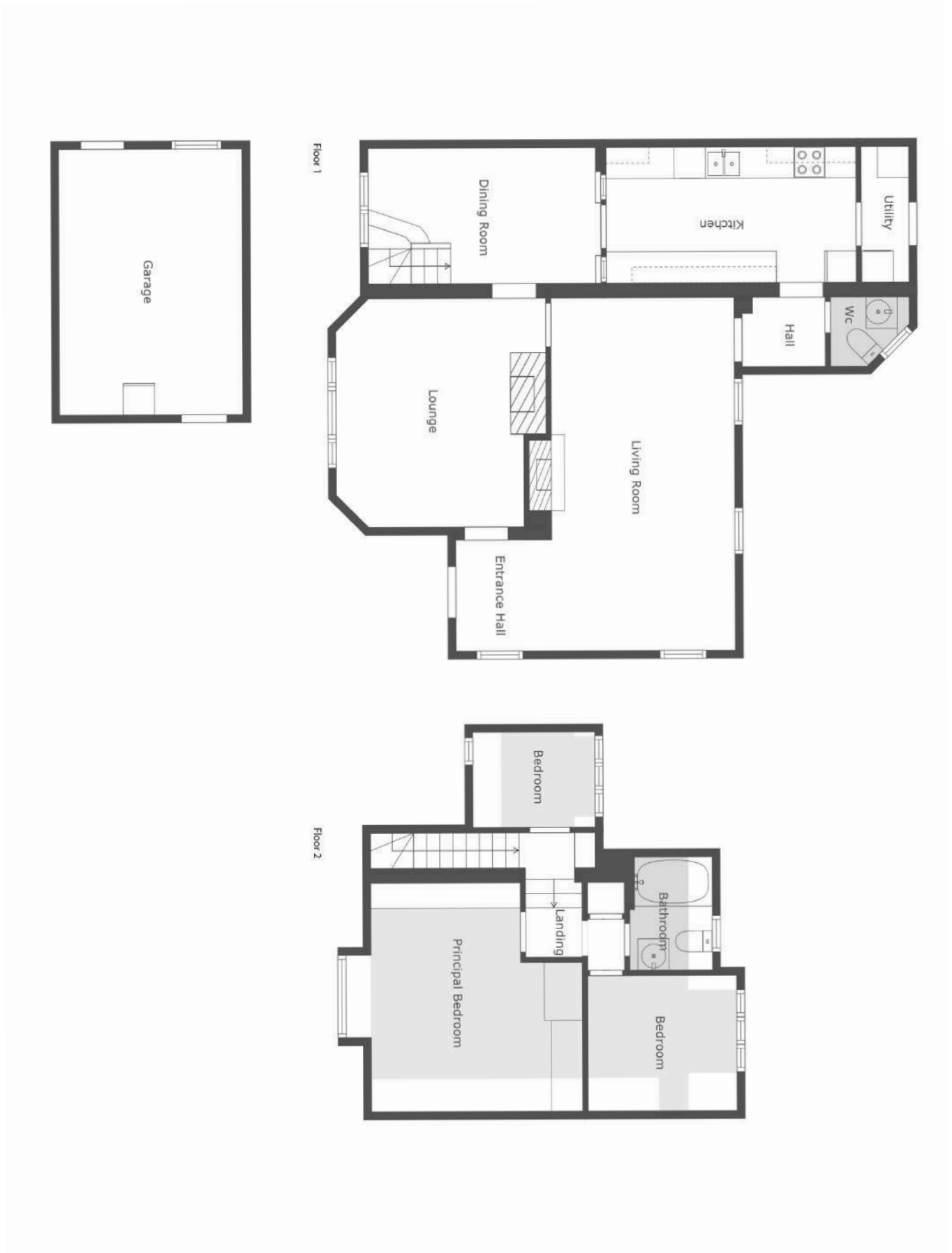
Outside

- Garden to Front Laid in Lawns
- Detached Timber Garage
- Gated Access to Fantastic, Generous Rear Gardens
- Beautiful, Extensive Site





FLOOR PLANS





DIRECTIONS

Travelling from the Knock carriageway towards Belmont, Hawthornden Road is located just after the main junction on the left hand side. Turn right and Number 24 is located on the left hand side, on the corner of Knocklofty Park.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

EPC COMING SOON

| ENERGY EFFICIENCY RATING | | CURRENT | POTENTIAL |
|---|---|---------|-----------|
| Very energy efficient – lower running costs | | | |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | 50 |
| 21-38 | F | | |
| 1-20 | G | 15 | |
| NOT energy efficient – higher running costs | | | |

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNNINNIS.CO.UK     

