



56 WYNCHURCH AVENUE

Belfast, BT6 0JQ

Offers around **£265,000**



SEMI-DETACHED | 3  | 1  | 2 

We are delighted to bring to the market this well presented three bedroom semi-detached property located in the extremely highly sought after Rosetta area of South East Belfast.

KEY FEATURES

- Well Presented Semi Detached Family Home
- Bright and Spacious Accommodation Throughout
- Convenient Location
- Close to Excellent Schools, Parks, Belfast City Airport and Forestside Shopping Centre
- Three Well Proportioned Bedrooms
- Lounge with Bay Window
- Separate Dining Room with Outlook to Rear Garden
- Modern Fitted Kitchen
- Contemporary Family Bathroom
- Enclosed Private Rear Garden with Southerly Aspect
- Driveway with Private Off Street Parking
- Partially Floored Roof Space with Excellent Storage Space
- Gas Fired Central Heating & UPVC Double Glazing
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

- Spacious Reception Hall
- Front Lounge
17'10" x 10'4"
- Dining Room
11' x 8'8"
- Kitchen
11' x 8'8"

First Floor

- Landing
- Family Bathroom
- Bedroom One
15'1" x 9'3"
- Bedroom Two
10'10" x 8'7"
- Bedroom Three
10'10" x 8'7"

Outside

- Fully Tarmacked Driveway
- Front Garden Part Laid in Lawns
- Rear Garden with Southerly Aspect



DIRECTIONS

Travelling along the Upper Knockbreda Road from Forestside direction, turn left on to Rosetta Road. Take the first left on to Wynchurch Avenue. Number 56 is located on the right hand side.



THE LOCAL AREA

South Belfast is renowned for its fabulous residential areas which make it one of the most sought-after locations to live in Northern Ireland. The beautiful tree-lined streets, tranquil parks and excellent local schools are just a few of the reasons why so many wish to call it home.



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	66	72
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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