



118 Beechgrove Avenue, Upper Knockbreda Road, Belfast, BT6 0NF

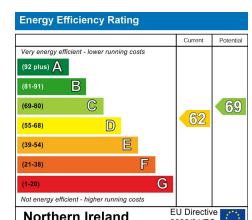
Asking Price £245,000

Beechgrove Avenue is a popular residential location, off the Upper Knockbreda Road, within walking distance to Forestside Shopping Centre, transport links to most parts of the City and leading schools both primary and post primary. Internally this property benefits from "hallway to hallway" accommodation meaning the living areas are not next to each other as they would be in most semi detached homes. The internal accommodation comprises lounge to the front, dining room to the rear and modern fitted kitchen with lovely views over the garden and surrounding fields.

Upstairs, there are three good sized bedrooms and a white shower cubicle. Further benefits include an oil fired central heating system and double glazing.

Outside there is a driveway with ample parking leading to detached garage and superb rear garden laid in lawns with views over open fields beyond. An excellent home in great location.

- Semi Detached Home
- Two Reception Rooms
- White Shower Suite
- Double Glazed
- Detached Garage
- Three Bedrooms
- Modern Fitted Kitchen
- Oil Heating
- Driveway With Ample Parking
- Superb Enclosed Rear Gardens With Views Over Surrounding Fields





Entrance



Panelled front door with glazed side panels to entrance hall.

Lounge 12'2 x 11'3 (3.71m x 3.43m)



Into Bay.
Laminate flooring.

Dining 11'3 x 10'7 (3.43m x 3.23m)



Laminate flooring.

Modern Fitted Kitchen 10'7 x 8'3 (3.23m x 2.51m)



Full range of high and low level units, wood effect work tops, built in 4 ring hob and under oven, stainless steel overhead extractor fan, sink unit with mixer taps, Integrated microwave. Integrated slim line dishwasher. Part tiled walls.





First Floor

Bedroom One 12'8 x 11'5 (3.86m x 3.48m)



(into bay) Laminate flooring.



Bedroom Two 10'9 x 9'4 (3.28m x 2.84m)



Built in bedroom furniture. Excellent views over fields to the rear.



Bedroom Three 8'3 x 8'1 (2.51m x 2.46m)



White Shower Suite



Comprising walk in shower with Triton shower unit, pedestal wash hand basin, low flush w.c Fully tiled walls. Hot-press.

Landing

Access to the roof space.

Outside Front

Driveway with ample parking leading to detached garage.

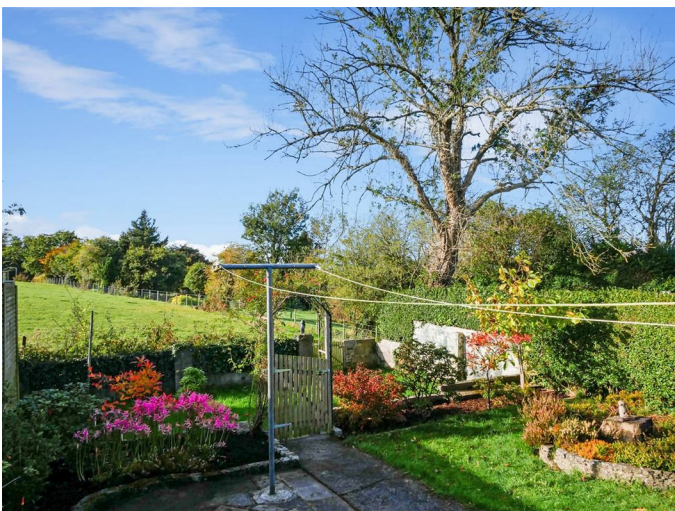
Detached Garage 17'7 x 10'0 (5.36m x 3.05m)

Roller door light. Light and power. Housing oil boiler.

Outside Rear

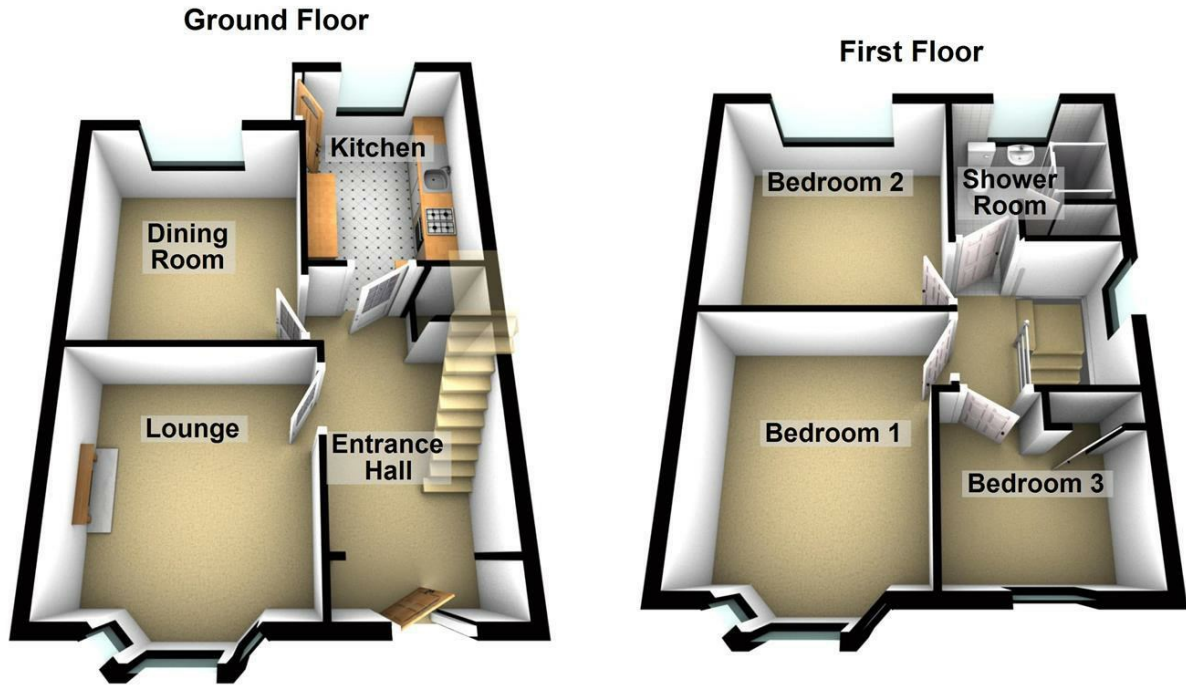


Enclosed patio area leading to garden laid in lawn overlooking green fields to the rear.
Pvc oil tank.



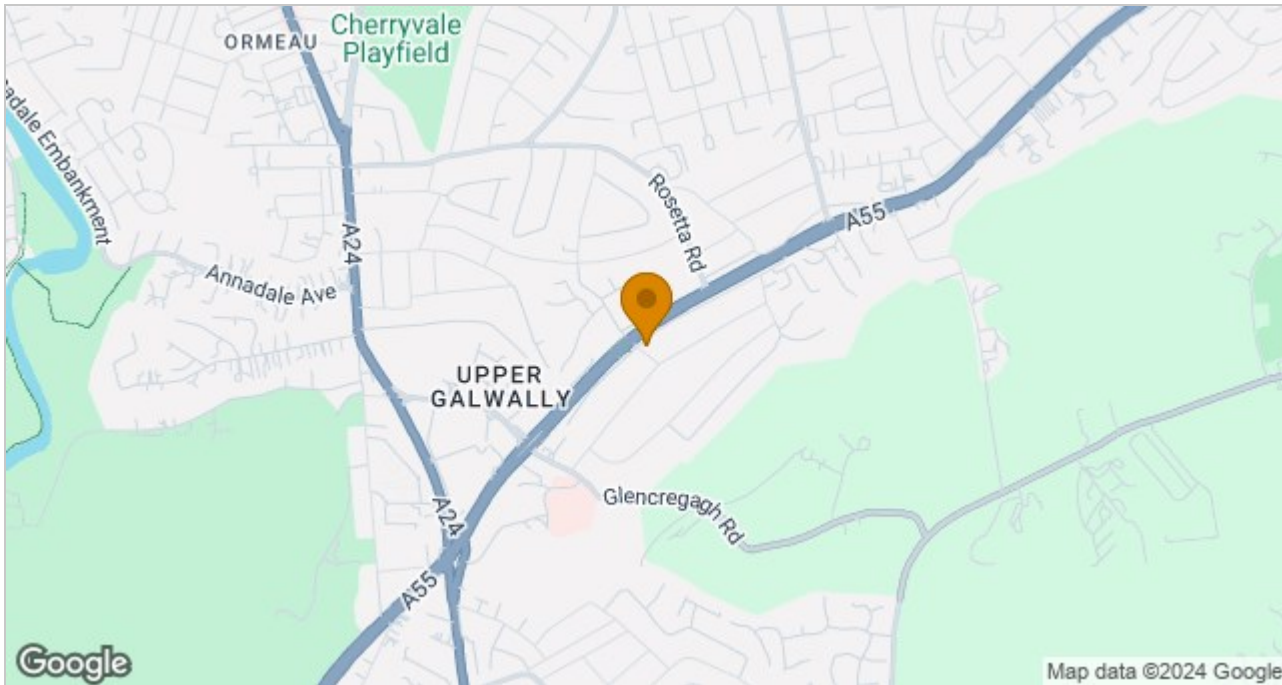


Floor Plan



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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