

simon**BRIEN**  
RESIDENTIAL

44 Upper Knockbreda Road,  
Belfast, BT6 9RN



Asking Price £145,000

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## KEY FEATURES

- Well Presented Three Bedroom Terrace Positioned on the Upper Knockbreda Road
- Easy Access to Main Arterial Transport Links Leading to Belfast City Centre and Further Afield
- Within Striking Distance of Tesco Extra, Lidl, Ballyhackamore, Belvoir Park Golf Club and both the Castlereagh Road and Cregagh Road
- Close to Leading Local Schools, Belfast City Airport and Forestside Shopping Centre
- Hallway with Under Stairs Storage
- Generous Living Room with Panoramic Views Across Belfast
- Open Plan Kitchen Diner with Ample Space for Casual Dining
- Sun Room with Access to Rear Garden
- Three Well Proportioned Bedrooms
- Family Bathroom with Coloured Suite
- Front Garden Laid in Lawns with Steps to Main Front Door
- Enclosed Private Rear Garden with Patio Area Ideal for Outdoor Entertaining
- Further Private Off Street Parking to Rear
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- No Onward Chain
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- Early Viewing Highly Recommended

## DESCRIPTION

We are delighted to bring to the market 44 Upper Knockbreda Road, a superb terrace house ideally positioned between the Castlereagh Road and Cregagh Road. The location offers ease of access for the city commuter to Belfast City Centre and Belfast City Airport and is within walking distance to many popular shops and parks. Forestside Shopping Centre, Tesco Extra, Belvoir Park Golf Club, Ballyhackamore and Four Winds are also within striking distance of the property.

In short the property comprises of: reception hall, under stairs storage, generous front reception room with panoramic views over Belfast, open plan kitchen diner, sun room, three well-appointed bedrooms and a family bathroom with coloured suite.

The property further benefits from UPVC double glazing, gas fired central heating, an extensive enclosed private rear garden with patio area ideal for outdoor entertaining and private off-street parking to the rear of the property.

With generously proportioned room sizes providing bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL:

uPVC glazed front door, frosted glass inset, frosted glass sidelight to reception hall with generous understairs storage



## LIVING ROOM:

12' 9" x 10' 9" (3.89m x 3.28m)

Panoramic views across Belfast City Centre, laminate effect flooring







**KITCHEN/DINER:**  
**19' 3" x 9' 5" (5.87m x 2.87m)**

Range of high and low level units, solid wooden worktops, stainless steel single drainer sink with chrome tap, space for washing machine, built-in 4 ring touch screen ceramic hob with extractor fan and oven and grill, part tiled walls, laminate effect flooring, space for fridge freezer and ample space for casual dining

**FAMILY BATHROOM:**

Coloured suite comprising, low flush WC, pedestal wash hand basin with chrome taps, vinyl flooring, panelled bath with chrome tap, electric shower, fully tiled walls, frosted glass window



**SUN ROOM:**  
**9' 8" x 8' 10" (2.95m x 2.69m)**

Laminate effect flooring, light, power and heat

**FIRST FLOOR**

**LANDING:**

Built-in hotpress, additional built-in shelving



**BEDROOM (1):**

**12' 7" x 10' 9" (3.84m x 3.28m)**

Outlook to from, panoramic views of Belfast City Centre, access hatch to roofspace





**BEDROOM (2):**  
**12' 6" x 9' 6" (3.81m x 2.9m)**

Outlook to rear



**BEDROOM (3):**  
**9' 2" x 7' 9" (2.79m x 2.36m)**

Outlook to front, access to Worcester Bosch gas boiler, additional built in storage

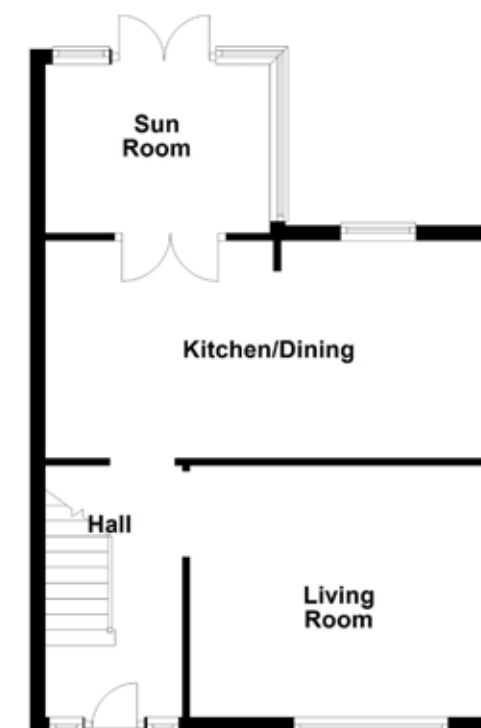


**OUTSIDE**

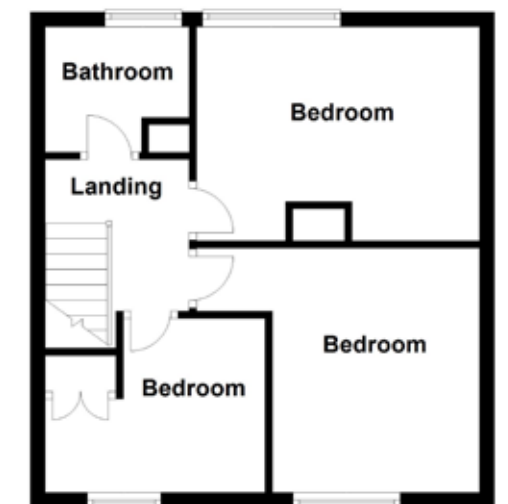
Enclosed private rear garden, part patio with raised lawns area, access gate to rear for bins, storage shed with hardwood door, outside tap and light



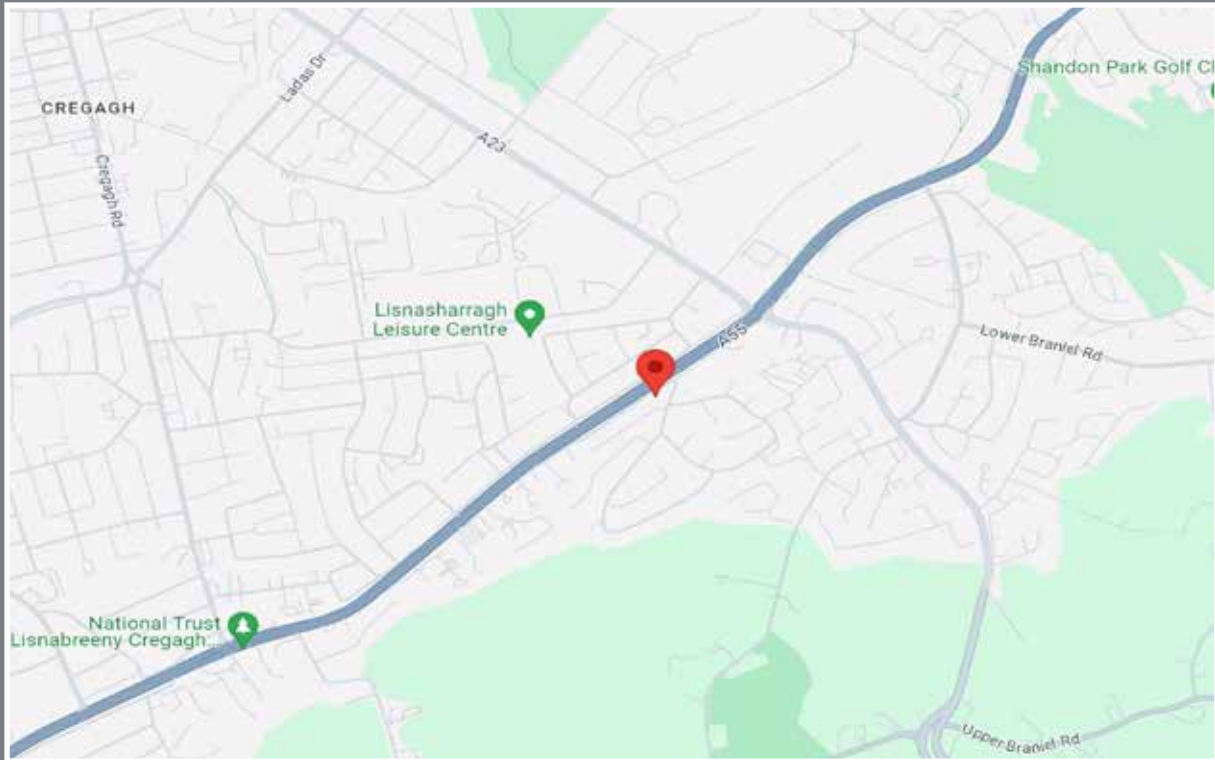
Ground Floor



First Floor



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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