



85 Knockbreda Road, Belfast, BT6 0JD

- Immaculately Presented, Extended Semi D
- Lounge
- Luxury Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Generous Sized Rear Garden
- Three Bedrooms
- Family Room Open To Kitchen Dining
- Deluxe Shower Room
- Private Driveway
- Convenient, Well Sought After Location

Offers Over £235,000

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Herringbone style tiled floor. Stairwell to first floor. Access to under stairs store.

#### LOUNGE 10'8" x 10'2"

Panelled feature walls.



## **FAMILY ROOM OPEN THROUGH TO KITCHEN / DINING ROOM 17'10" x 14'10" (wps)**

Luxury fitted kitchen with range of high and low level storage units with contrasting solid quartz work surface. Matching island unit with breakfast bar area. Colour coded sink unit with draining bay. Integrated gas hob, double ovens, fridge freezer, washing machine and dishwasher. Gas boiler (housed within matching unit). Solid quartz upstands to wall. Herringbone style tiled floor. Cast iron wood burning stove on slate hearth in living area. PVC double glazed French doors leading to rear garden from dining area.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM 1 10'8" x 9'5"**

### **BEDROOM 2 9'10" x 9'4"**

### **BEDROOM 3 6'9" x 6'1"**

### **DELUXE SHOWER ROOM**

Contemporary white three piece suite comprising fully tiled oversized shower enclosure, floating vanity unit and WC. Thermostat control main shower unit. Chrome towel radiator. Part tiling to walls. Tiled floor. Access to roof space.

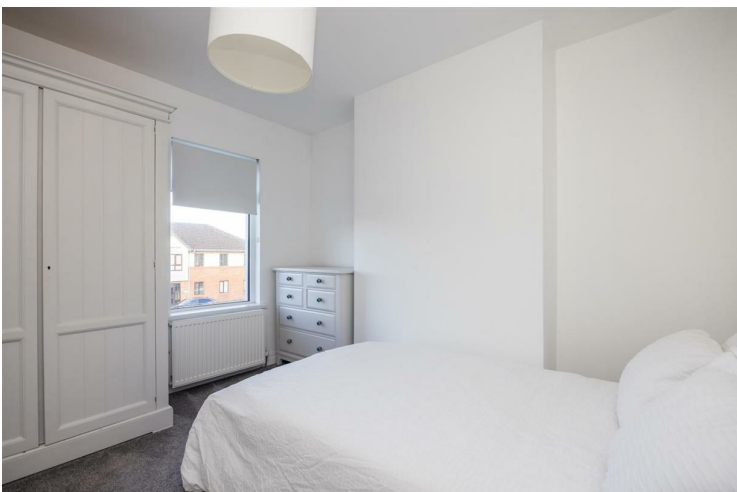
### **EXTERNAL**

Private driveway finished in tarmac.

Large, fully enclosed rear garden, finished mainly in lawn and decorative stone.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





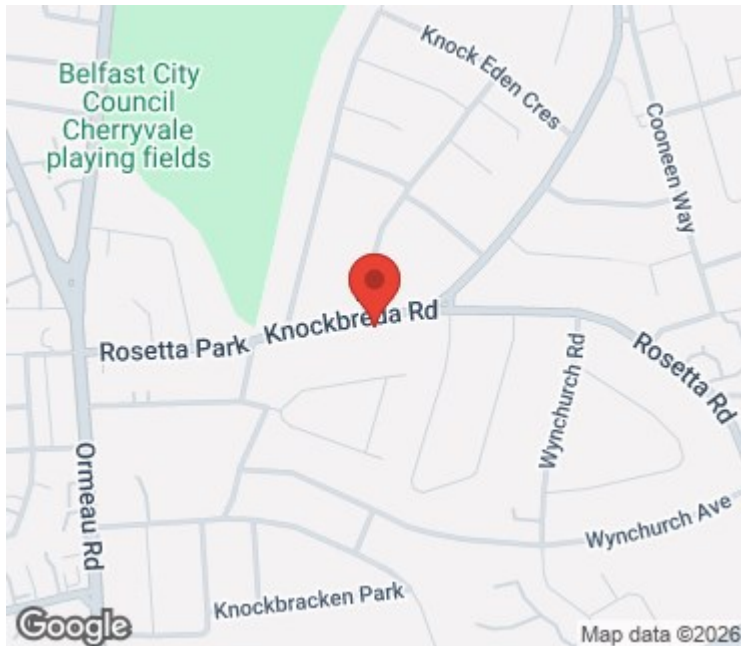
**Immaculately presented, extended, three bedroom semi detached home, with generous sized rear garden, conveniently situated in the Rosetta area of East Belfast.**

**The property comprises entrance hall, lounge, family room, open to kitchen through dining room with luxury fitted kitchen, three bedrooms, and deluxe shower room, with contemporary, white, three piece suite.**

**Externally, the property enjoys private driveway area finished in tarmac, and fully enclosed garden to rear, finished in lawn and paved patio area.**

**Other attributes include gas heating and PVC double glazing.**

**Early viewing highly recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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