

simon**BRIEN**
RESIDENTIAL

17 Woodbreda Avenue,
Belfast, BT8 7JJ



Offers Around £179,950

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KEY FEATURES

- Well Presented Three Bedroom Semi-Detached Positioned just off the Saintfield Road in Upper Knockbreda
- Within Close Proximity to the Four Winds, the Ormeau Road and Ravenhill Road
- Close to Excellent Schools, Parks and Belfast City Airport
- Within Walking Distance to Belvoir Park Golf Club and Forestside Shopping Centre
- Three Well Appointed Bedrooms
- Hallway with Solid Wooden Flooring
- Separate Living Room with Solid Wooden Flooring
- Open Plan Kitchen Diner with Door to Rear Garden
- Utility Area with Plumbing for Washing Machine and Extra Storage
- Family Bathroom with White Suite
- Access to Part Floored Roofspace via Ladder
- Driveway with Private Off-Street Parking
- Enclosed Front Garden Laid in Lawns with Surrounding Shrubs
- Private Rear Garden with Southerly Aspect, Raised Sun Terrace Area and Mature Trees
- Detached Garage with Roller Shutter
- Gas Fired Central Heating with Newly Installed Boiler
- UPVC Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Young Professional or Young Family Alike
- Early Viewing Highly Recommended

DESCRIPTION

We are delighted to bring to the market this well-proportioned three-bedroom semi-detached property located just off the Saintfield Road. Positioned in Upper Knockbreda, 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 restaurants. Forestside and Tesco Extra are both within striking distance of the property as well as many local leading primary and secondary schools.

In short the property comprises of: reception hall, separate living room, open plan kitchen diner with fitted kitchen and range of storage, utility area with plumbing, three well proportioned bedrooms and a family bathroom with modern white suite.

The property further benefits from UPVC double glazing throughout, gas fired central heating with new boiler, enclosed front garden laid in lawns with driveway parking, private rear garden laid in lawns with raised patio area and southerly aspect and a detached garage with roller shutter providing excellent additional storage.

With generously proportioned room sizes, bright accommodation, 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 double glazed front door, frosted glass inset, frosted glass side light into reception hall with solid strip wooden flooring

LIVING ROOM:

14' 1" x 11' 5" (4.29m x 3.48m)

Outlook to front, solid strip wooden flooring, fireplace with granite inset and hearth, wooden mantelpiece and surround





KITCHEN/DINER:
16' 4" x 10' 0" (4.98m x 3.05m)

Outlook to rear, part solid strip wooden flooring, part tiled floor, bespoke fitted kitchen with range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome mixer tap, built in dishwasher, built in 4 ring ceramic hob with built in stainless steel extractor fan, built in oven and grill, space for fridge freezer, built in utility storage, plumbed for washing machine, access to newly installed Worcester gas boiler, ample space for casual dining, uPVC double glazed access door to rear garden



FIRST FLOOR

LANDING:

Picture window, access hatch to roofspace via ladder, roofspace part floored with light

FAMILY BATHROOM:

White suite comprising, low flush WC with push button, pedestal wash hand basin, panelled bath with chrome taps, electric shower with telephone attachment, fully tiled walls, tiled floor, chrome heated towel rail, frosted glass fire escape window



BEDROOM (1):

14' 0" x 10' 0" (4.27m x 3.05m)

Outlook to rear



BEDROOM (2):
10' 0" x 10' 0" (3.05m x 3.05m)
 Outlook to front

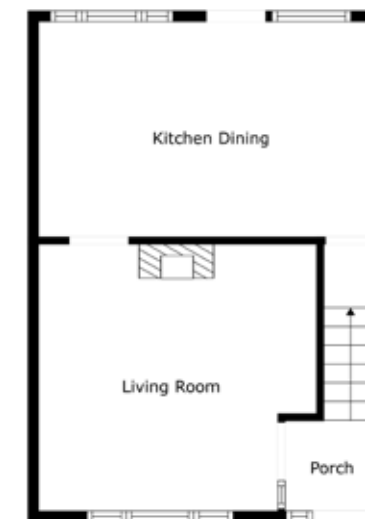


BEDROOM (3):
9' 0" x 7' 5" (2.74m x 2.26m)
 Outlook to front

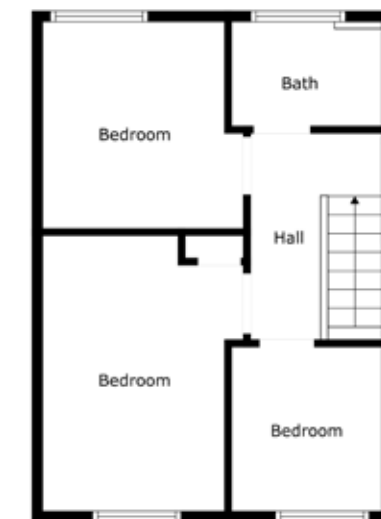


OUTSIDE

Enclosed private rear garden, part patio, part laid in lawns, outside tap and light, access gate to side, detached garage with up and over roller shutter, Southerly aspect

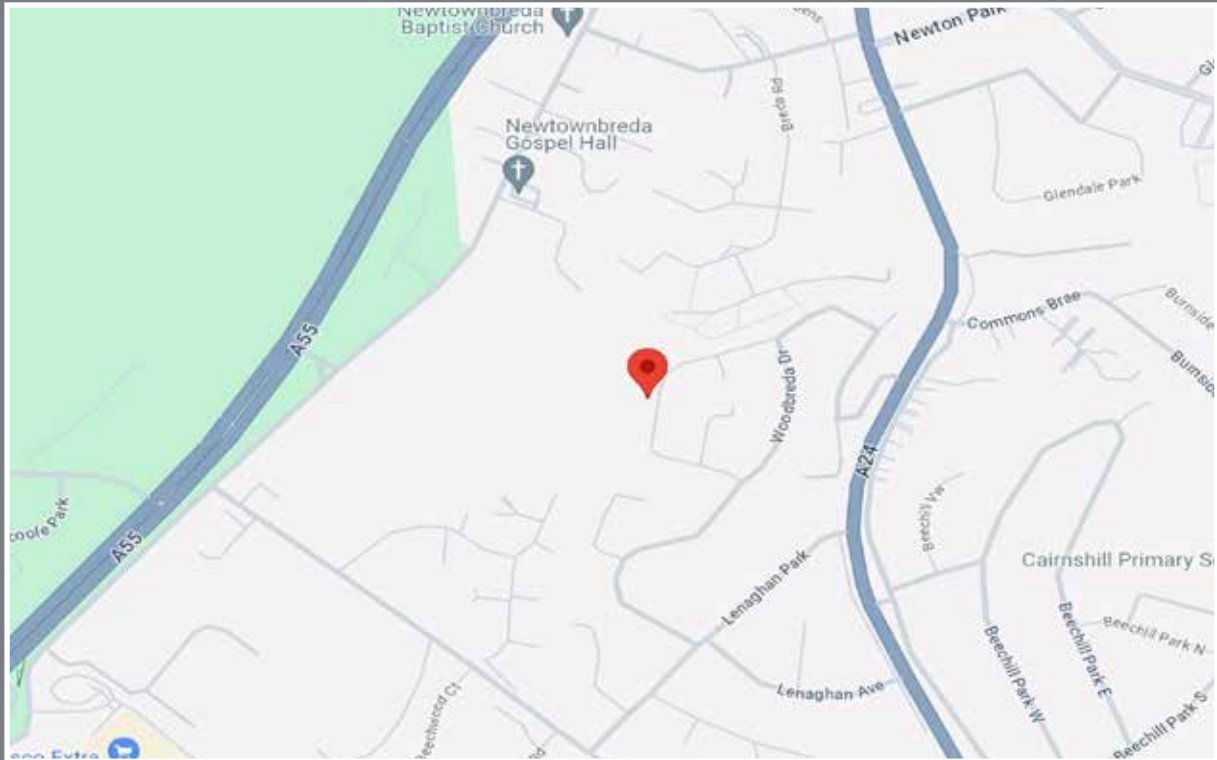


Floor 1



Floor 2

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



Lettings Department

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