

simon**BRIEN**
RESIDENTIAL

1 Upper Knockbreda Road,
Belfast, BT6 9LL



Asking Price £275,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Edwardian Grade B Listed Detached Family Home
- Requires Full Refurbishment
- Four Bedrooms
- Three Reception Rooms
- Kitchen and Utility Room
- Bathroom
- Not Suitable for Development
- TPO Contents available on request
- Site extending to 0.75 acre
- Popular and Convenient Location off Outer Ring
- Close to Local Amenities, Forestside Shopping Centre, Schooling, City Centre and Motorway Networks
- Viewing by Private Appointment

SUMMARY

This Edwardian Grade B Listed detached family home occupies a spacious site extending to 0.75 acre perfectly located off the Outer Ring enabling comfortable access to the City Centre, M1, M2 and other arterial routes

Accessed off Upper Knockbreda Road and Tudor Avenue the property is within close proximity of a host of local amenities, schooling, Forestside Shopping Centre and a short drive from Ballyhackamore in East Belfast

The current house dates from c1910. The house was the residence of Thomas Houston, Architect and Civil Engineer (born 1873), who established his own practice in Belfast in 1901. The house was built to his own design. Although his work included hospitals, churches and commercial premises, he was renowned for many of the domestic revival houses in the Malone area, most in an Arts and Crafts manner. In 1939 the house was sold to Dr J.A. Corkey MA FRCSI, DOMS, an eminent ophthalmic surgeon at the Royal Victoria Hospital, Belfast who lived there until his death, survived by a daughter who continued living at the property until c2018

The property requires extensive modernisation internally and externally

Please note the site is not suitable for any further development

Viewing is by private appointment through our Lisburn Road Office 02890 668888



GROUND FLOOR

LIVING ROOM:
24' 11" x 14' 0" (7.59m x 4.27m)



DRAWING ROOM:
13' 7" x 9' 5" (4.14m x 2.87m)



DINING ROOM:
19' 3" x 14' 0" (5.87m x 4.27m)



KITCHEN WITH BREAKFAST AREA
20' 7" x 10' 4" (6.27m x 3.15m)
UTILITY ROOM:
CLOAKROOM:



BEDROOM (3):
14' 1" x 8' 11" (4.29m x 2.72m)



FIRST FLOOR
BEDROOM (1):
14' 7" x 14' 1" (4.44m x 4.29m)



BEDROOM (4):
13' 0" x 7' 2" (3.96m x 2.18m)

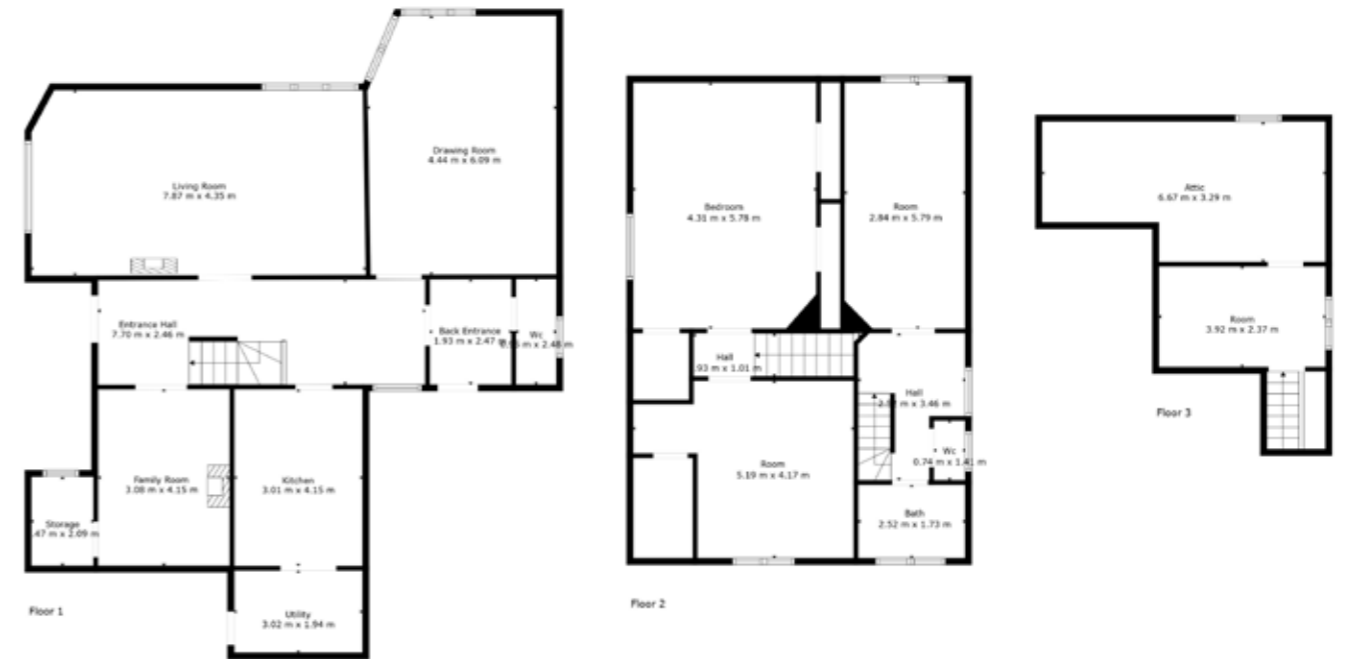


BEDROOM (2):
12' 9" x 10' 9" (3.89m x 3.28m)

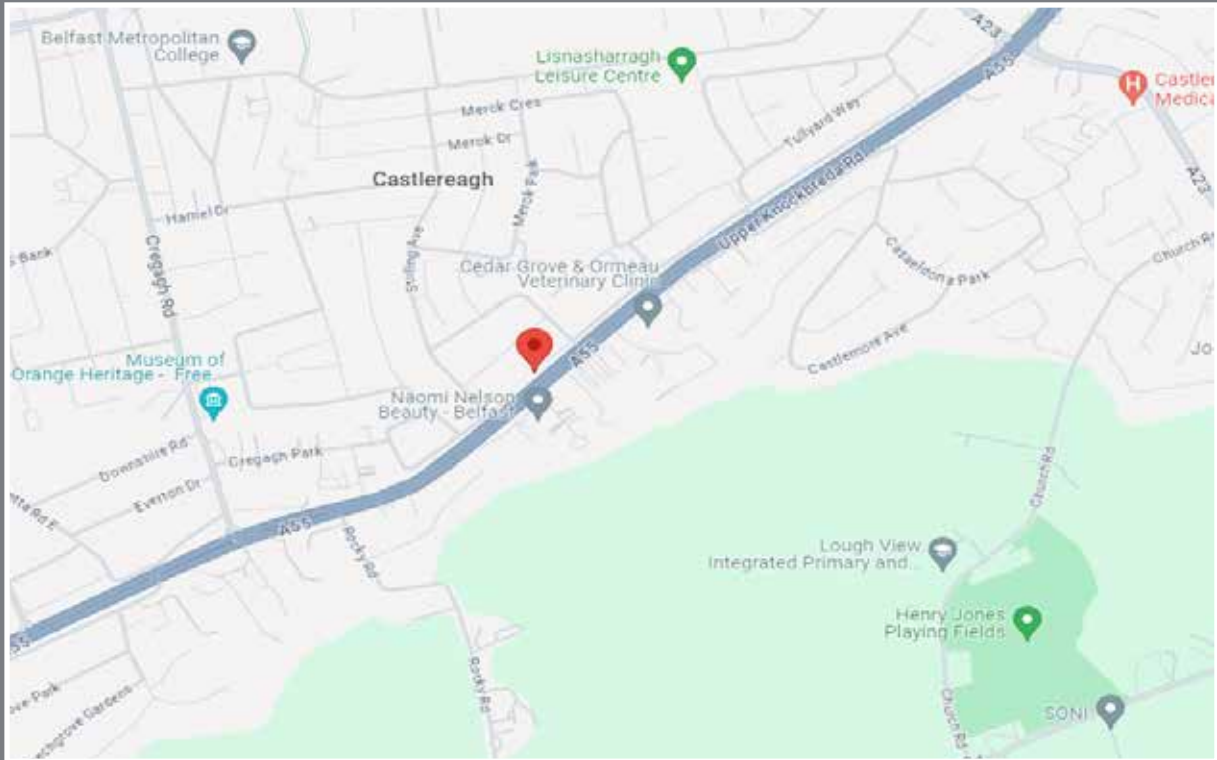


BATHROOM:

**SECOND FLOOR
ATTIC ROOMS**



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

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**



REF: ML/D/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	13 G	23 F

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