



This attractive extended semi-detached home occupies a superb elevated situation with views over the city to the front. It is extremely convenient to a host of amenities including the Forestside Shopping Complex being only minutes away, local schools and the city centre also easily accessible via the Ormeau or Cregagh Road.

The property has been immaculately maintained by its current owners, offering bright and spacious accommodation on both floors and combined with the outside space, this property has a warm and loving feel as soon as you enter the hallway.

Recent sales in this particular, much sought after residential area have proven popular and with all this excellent property has to offer it will have wide ranging appeal, thus early inspection is highly recommended.

Offers Over
£235,000

48 Beechgrove Park,
BELFAST,
BT6 0NR

Viewing by
appointment with
& through agent
028 9065 0000



- Bay fronted, semi-detached home in popular location
- Panoramic views across Belfast city and beyond
- Living room with feature fireplace
- Additional, extended reception room and feature fireplace
- Modern kitchen with solid granite tops
- Three good-sized bedrooms with built in wardrobes
- Family bathroom on first floor
- Utility room and workshop
- Driveway parking for multiple vehicles
- OFCH / uPVC double glazing throughout
- Enclosed rear garden with sunny aspect
- Only minutes drive to Forestside Shopping Complex
- Excellent local schooling, amenities, parks and transport links

The Property Comprises:

Ground Floor

uPVC front door with glazed side panels to . . .

ENTRANCE HALL: Tiled flooring. Cornice ceiling.



LIVING ROOM: 13' 2" x 11' 2" (4.01m x 3.4m) (into bay window). Wood effect flooring. Cornice ceiling. Solid marble fireplace with inset.



Telephone 028 9065 0000
www.templetonrobinson.com

DINING ROOM: 16' 1" x 11' 3" (4.9m x 3.43m) (into bay window). Cornice ceiling. Spanish style feature fireplace with inset and wooden mantle. feature fireplace with inset and wooden mantle.



KITCHEN: 8' 5" x 8' 1" (2.57m x 2.46m) Range of high and low level units. Solid granite work surfaces. Under-hung sink with chrome mixer tap. Feature glazed cabinets. Space for oven/hob. Extractor fan. Plumbed for dishwasher. Tiled flooring. uPVC cladding.



First Floor

LANDING: Access to roofspace.

BEDROOM (1): 13' 3" x 10' 5" (4.04m x 3.18m) Built-in sliding mirrored wardrobe space. Panoramic views across Belfast City.



BEDROOM (2): 11' 6" x 11' 6" (3.51m x 3.51m) Outlook to rear. Built-in wardrobes. Uplighters.



BEDROOM (3): 8' 6" x 8' 2" (2.59m x 2.49m) Built-in wardrobe space. Panoramic views across Belfast City.



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap. Panelled bath with mixer tap. Shower cubicle with shower and glass screen. Fully tiled walls. Tiled floor. Spotlights.



Outside

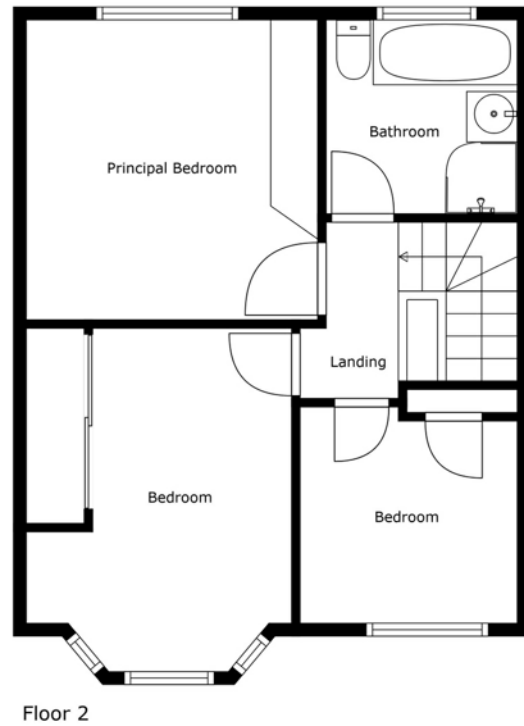
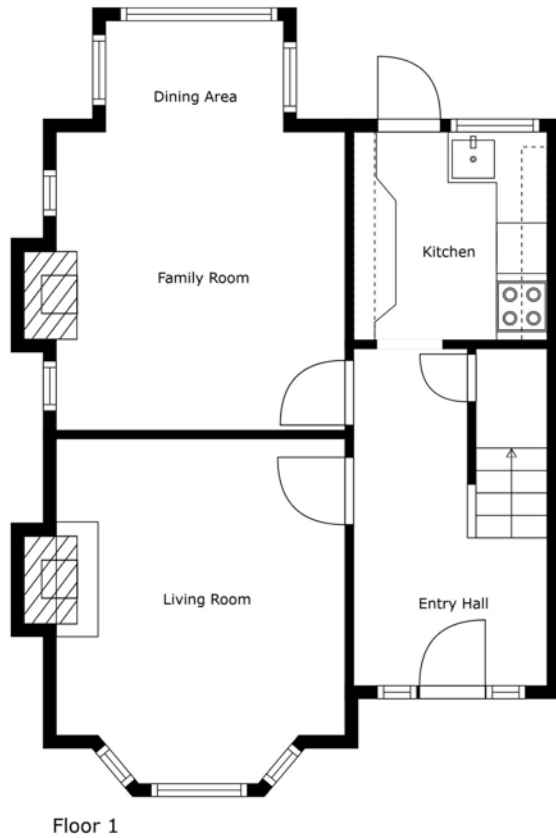
UTILITY ROOM: 14' 7" x 9' 4" (4.44m x 2.84m) Plumbed for washing machine. Space for tumble dryer. Storage units. Stainless steel sink unit. Tiled flooring. uPVC double doors.

WORKSHOP: 9' 11" x 9' 9" (3.02m x 2.97m) Work space.

FRONT: Driveway laid in brick pavers with parking for multiple vehicles. Garden laid in lawn.

REAR: Enclosed rear garden laid in pavers. Raised flower beds and mature shrubbery. Surrounding hedging. Outside tap and light.





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Upper Knockbreda Road turn onto Beechgrove Drive. Take second left onto Beechgrove Avenue and Beechgrove Park on the right.

Belfast Branches

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000

Other Branches

North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

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Energy Rating

Epc Type: Domestic

Current: E51

Potential: D62

EPC Landmark Code: 0569-2990-0650-9274-9461

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		62
E 39-54	51	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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