



**JOHNMINNIS**

ESTATE AGENTS &  
LETTING SPECIALISTS

**25 Beechgrove Avenue | Belfast, BT6 0ND**  
**OFFERS AROUND £225,000**

**Scan for Property Details  
and to Arrange a Viewing**





**Offers Around £225,000**  
Semi-Detached  
3 Bedrooms  
2 Receptions



## Property Features

- Impressive Semi Detached Family Property
- Extensively Renovated and Extended to the Rear
- Ideally Located in Prestigious Beechgrove Avenue
- Within Minutes Drive of Forestside Shopping Centre and the Outer Ring
- Superb Kitchen Open Plan to Dining, Family and Living Space with French Doors to Rear Garden
- Living Room Area with Cast Iron Stove
- Ground Floor WC
- Three Well Proportioned Bedrooms
- Bathroom with White Suite
- Gas Fired Central Heating
- Front Driveway with Off-Street Parking
- Detached Garage
- Mature Rear Garden Situated on a Level Site, Ideal for Children at Play and For Outdoor Entertaining

- Close Proximity to a Range of Excellent Schools

# Accommodation

## Ground Floor

Reception Hall

Ground Floor WC

Dining and Living Space  
36'7" x 10'4"

Kitchen  
18'8" x 13'8"

## First Floor

Landing

Bedroom One  
12'3" x 10'5"

Bathroom

Bedroom Two  
11'2" x 10'10"

Bedroom Three  
8'11" x 7'8"

## Outside

Detached Garage  
18'9" x 11'

Enclosed Rear  
Garden

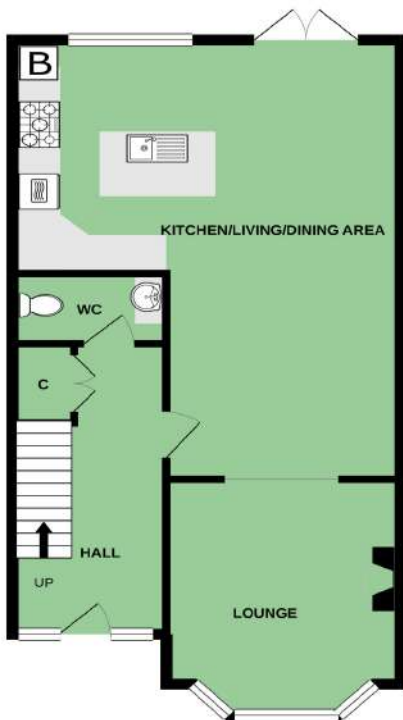
Paved Patio Area

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)

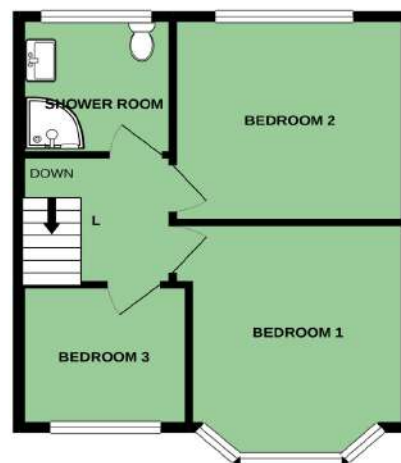


This is an opportunity to purchase an extremely impressive semi detached property in the Upper Knockbreda area of South Belfast. Positioned just off the Outer Ring, the property provides ease of access to Forestside shopping centre, Belfast city centre and Belfast City Airport for the daily commuter. Having undergone an extensive renovation project, this fine home has been exceptionally well presented and can only be truly appreciated upon internal inspection. The clever layout provides a modern living environment with an open plan fully fitted kitchen with breakfast island opening to ample dining, living and family area. There is a further downstairs WC to the ground floor. To the first floor there are three well proportioned bedrooms and luxurious white bathroom suite. Further benefits with this property include sitting on a level site and with a large garden laid in lawns and a detached garage.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.  
Make with Metropex 10/2021

# Directions

Travelling along the dual carriageway, along Upper Knockbreda Road, turn left into Beechgrove Drive and then left onto Beechgrove Avenue. Number 25 is located on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		71	72
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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## Awards & Recognition



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