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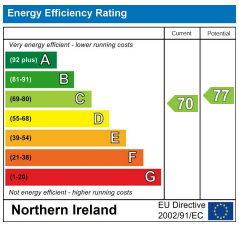
NETWORK STRENGTH – LOCAL KNOWLEDGE

11 Breda Terrace, School Road, Belfast, BT8 7BY

Asking Price £165,000

Breda terrace is a quiet residential cul-de-sac positioned just off School Road in South East Belfast. The local area is highly sought after with a fantastic selection of primary and post primary schools, retail facilities such as Forestside Shopping Centre and Tesco Newtownbreda, public transport into Belfast and the surrounding areas, open green spaces with a selection of play parks and sports clubs all within walking distance. The property itself has been extended, comprising a spacious lounge, a fitted kitchen / dining area with a ground floor bathroom suite. On the 1st floor there are 3 good size bedrooms. In addition to this the property has an enclosed rear garden laid in lawn with additional patio area which is perfect for entertaining guests. As if this wasn't enough, the property also comes complete with gas fired central heating, double glazing and a front garden area laid in lawn. This is a perfect purchase for a first time buyer or investor looking for a property in this highly sought after and convenient location

- Extended mid terrace home
- Spacious lounge
- Ground floor white bathroom suite
- Double glazed windows
- Cul de sac position
- Three good size bedrooms
- Extended kitchen with dining area
- Gas heating
- Gardens to the front and rear
- Chain free onward sale



The accommodation comprises

Pvc composite front door leading to the entrance hall.

Entrance hall

Under stairs storage.

Lounge 13'3 x 12'8 (4.04m x 3.86m)

Granite fireplace with raised hearth housing fire.

Additional lounge image

Extended kitchen / dining 16'5 x 10'7 (5.00m x 3.23m)

Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, cooker space, extractor fan, plumbed for washing machine.

Additional kitchen image

Dining image

Ground floor bathroom 7'1 x 6'2 (2.16m x 1.88m)

White suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c. part tiled walls, built in storage.

1st floor
Landing, built in storage cupboard with gas boiler. Access to the roof space.

Bedroom 1 13'4 x 11'9 (4.06m x 3.58m)

Built in sliding robes, laminate flooring.

Bedroom 2 12'7 x 8'2 (3.84m x 2.49m)

Built in sliding robes, laminate flooring.

Bedroom 3 9'1 x 6'6 (2.77m x 1.98m)

Outside
Shared alley access.

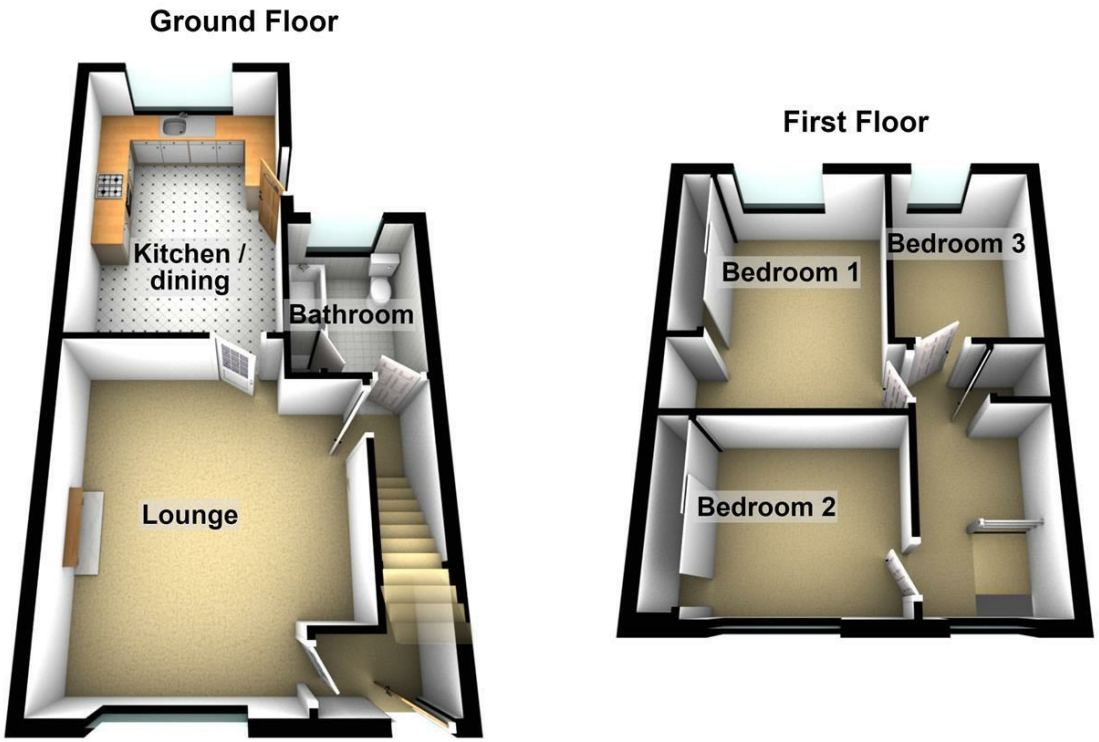
Front garden
Garden to the front laid in lawn.

Rear garden

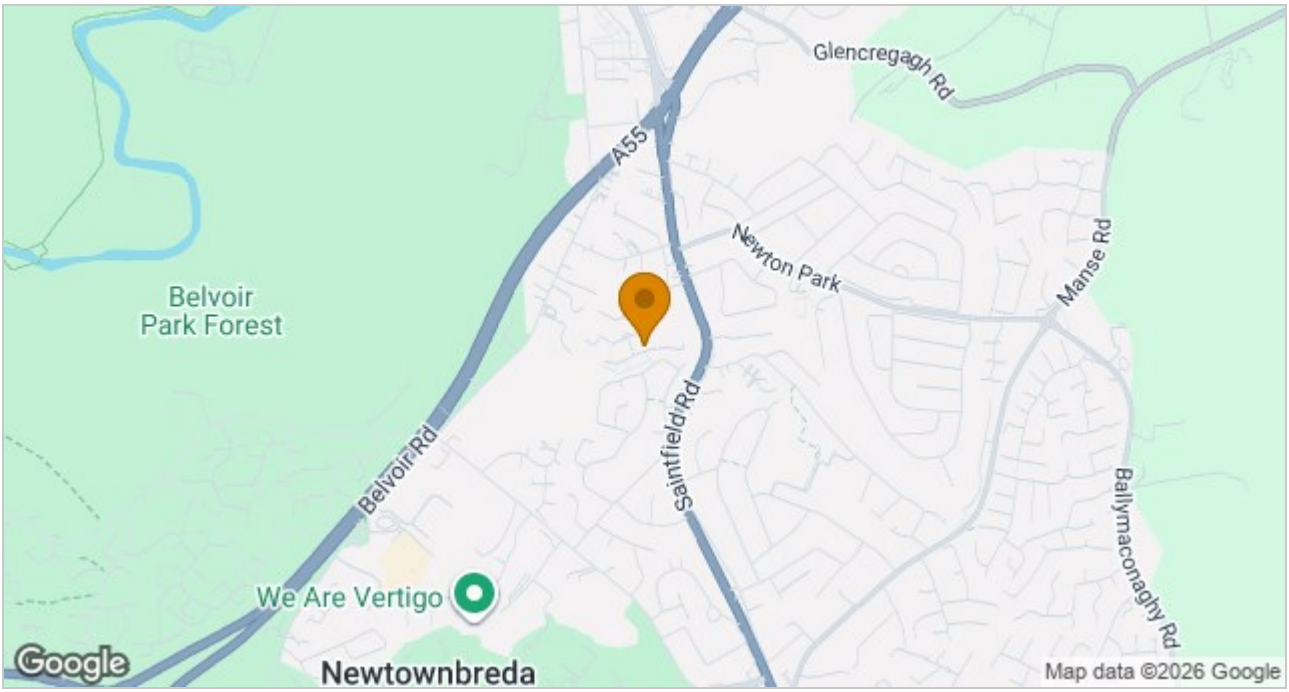
Garden to the rear laid in lawn, patio area, outside tap and light.

Rear elevation

Floor Plan



Area Map



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