



57 BROOKLANDS GRANGE, UPPER DUNMURRY LANE, BELFAST, BT17 0SA



An immaculate, well maintained and presented, beautiful semi detached family home that enjoys a south facing, private corner position within this established residential cul de sac off the increasingly popular Upper Dunmurry lane. Three excellent well appointed, bright double bedrooms. Lounge open to a casual dining area. Newly installed luxurious fully fitted kitchen with range of built-in appliances. Luxury fitted, contemporary finished white bathroom suite. Upvc double glazed windows. Newly installed gas fired central heating system with feature Baxi gas boiler. Feature floor coverings / internal doors / fresh, youthful presentation throughout. Secure, private rear garden with feature fencing, driveway / carparking to front as to rear also. Magnificent first time buy. Excellent doorstep convenience within easy access of schools / shops / rail, bus and glider services / major road network all nearby. Well worth viewing / little to do but move in.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(29-38)	F		
(1-28)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £204,950

Key Features

- Well maintained and presented beautiful semi detached family home.
- Lounge open to a casual dining area.
- Luxury fitted contemporary finished white bathroom suite.
- Feature floor coverings / internal doors / fresh, youthful presentation throughout.
- Excellent doorstep convenience within easy access of schools / shops / transport links.
- Three excellent well appointed bright double bedrooms.
- Newly installed luxurious fully fitted kitchen with range of built-in appliances.
- Newly installed gas fired central heating system.
- Secure private rear garden with feature fencing, driveway / car parking.
- Well worth a viewing / little to do but move in.





GROUND FLOOR

OPEN ENTRANCE PORCH

To;

ENTRANCE HALL

Wooden effect strip floor, built-in cloaks downstairs.

LOUNGE / DINING AREA

24'2 x 11'7

Wooden effect strip floor.

NEWLY INSTALLED FITTED KITCHEN

9'7 x 8'7

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, integrated dishwasher and washing machine, fridge / freezer, 4 ring ceramic hob and underoven, overhead extractor hood, tiled floor, tiling, Upvc double glazed back door.

FIRST FLOOR

LANDING

Built-in cupboard, feature Baxi gas boiler.

BEDROOM 1

14'3 x 11'7

BEDROOM 2

11'8 x 9'8

BEDROOM 3

9'9 x 7'5

NEWLY INSTALLED LUXURY WHITE BATHROOM SUITE

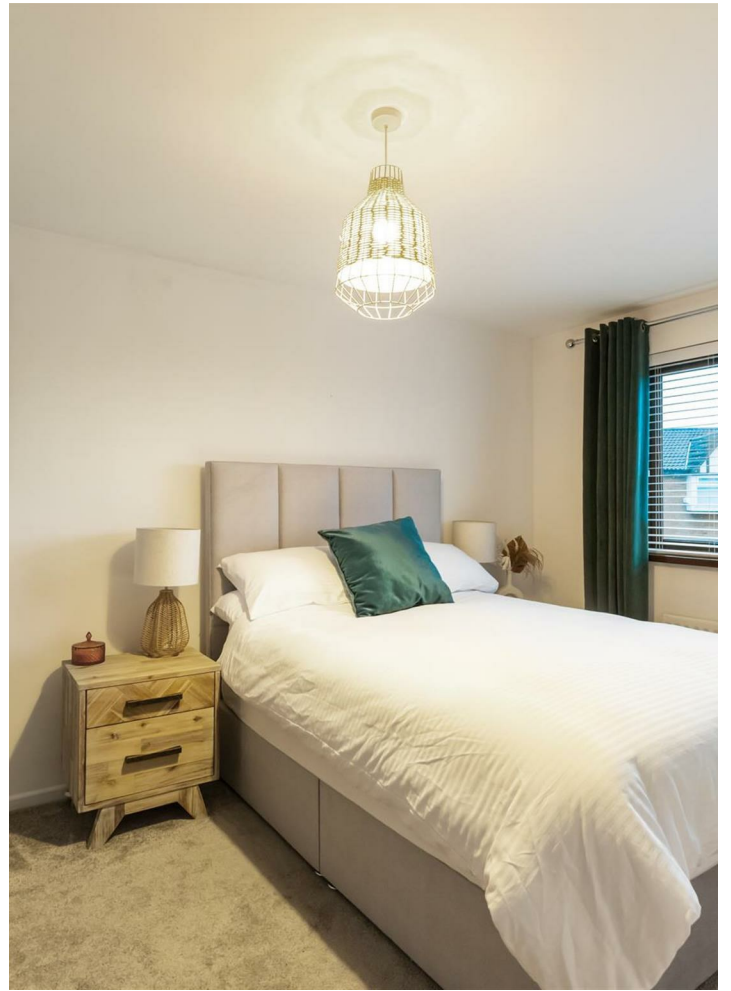
Paneled bath, shower screen, feature chrome shower head, low flush w.c, wash hand basin, tiling, feature ceramic tiled floor.

OUTSIDE

Driveway to front while fenced and enclosed south facing gardens to rear with flagging and paved / car parking to rear.

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OSA**







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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18224223

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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