



14 RIVERDALE PARK WEST, OFF FINAGHY ROAD NORTH, BELFAST, BT11 9DE

A well maintained and beautifully presented, impressive, extended semi detached family home within this established residential location that benefits from fantastic doorstep convenience while enjoying an extensive landscaped private site. Three excellent, bright, double bedrooms. Two generous separate reception rooms. Extended luxury fitted kitchen open to a spacious casual dining area. Luxury white bathroom suite. Downstairs cloakroom / separate w.c. Upvc double glazed windows. Gas fired central heating system. Generous landscaped site with mature gardens, lawns and planting / feature double gates to ample car parking. Fantastic location within easy walking distance of Finaghy Road North with also accessibility to lots of leading schools, shops and transport links along with a short walk to Finaghy Railway Station and all of the amenities on the Upper Lisburn Road. A magnificent home offering well appointed, extended family living accommodation difficult to find in today's market. Well worth viewing.

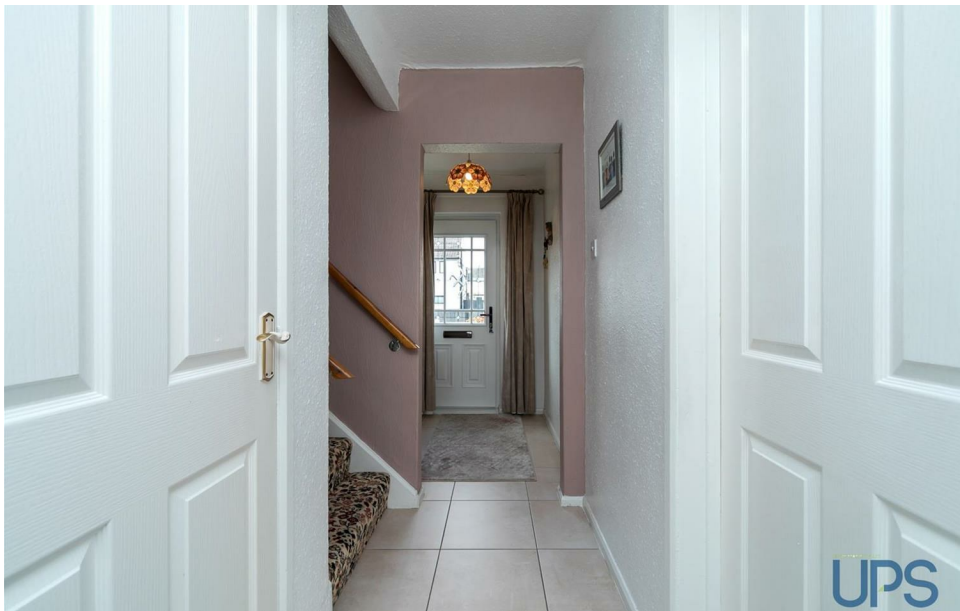
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £244,950

Key Features

- Well maintained and beautifully presented, extended semi detached family home.
- Two generous reception rooms.
- Luxury white Shower suite.
- Upvc double glazed windows.
- Generous landscaped site with extensive mature landscaped gardens.
- Three excellent, bright, double bedrooms.
- Extended luxury fitted kitchen open to a spacious casual dining area.
- Downstairs cloakroom / separate w.c
- Gas fired central heating system.
- Magnificent family home offering well appointed, extended living accommodation. / Well worth a visit.





GROUND FLOOR

Feature Upvc double glazed entrance door to;

ENTRANCE HALL

Ceramic tiled floor. Storage and built-in cupboard.

DOWNSTAIRS

CLOAKROOM
Low flush w.c, wash hand basin, ceramic tiled floor.

LOUNGE

13'2 x 11'3
Feature mahogany fireplace with inset and hearth.

LIVING ROOM

13'2 x 10'2
Feature fireplace with inset and hearth.

EXTENDED KITCHEN / DINING AREA

16'9 x 9'3
Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, double oven, 4 ring ceramic hob, overhead extractor hood, tiling, ceramic tiled floor, breakfast bar, feature wall paneling, open to casual dining area, Upvc double glazed back door.

FIRST FLOOR

BEDROOM 1

13'8 x 11'4

BEDROOM 2

13'7 x 8'8
Built-in robes.

BEDROOM 3

10'4 x 8'2

WHITE SHOWER SUITE

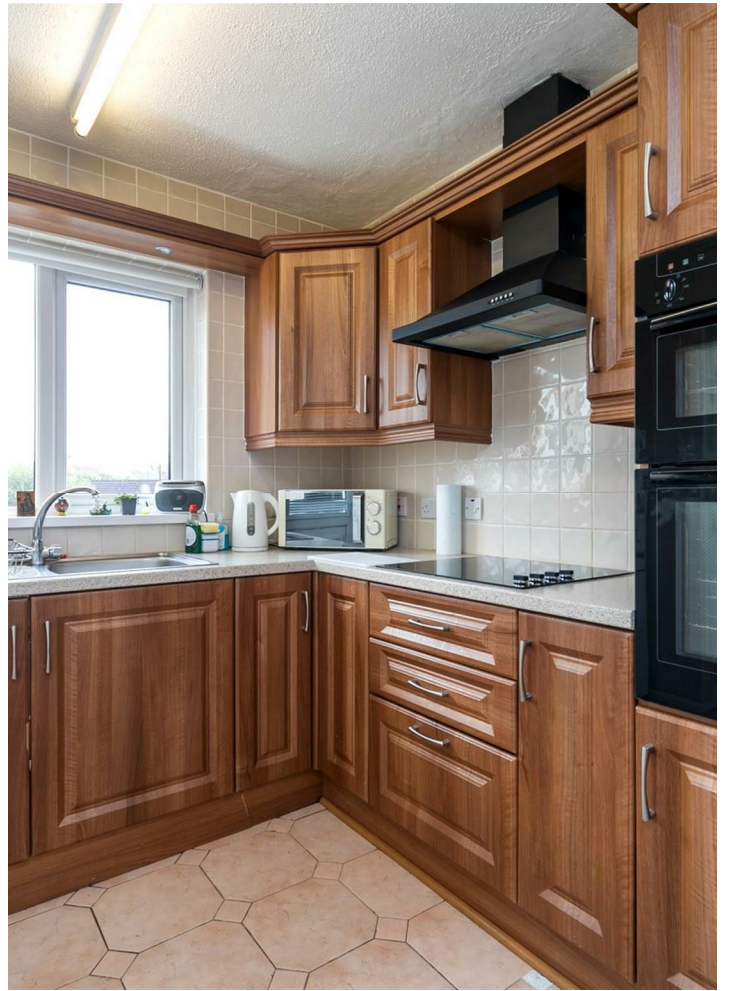
Fully tiled shower cubicle with electric shower unit, wash hand basin with vanity unit, tiling, ceramic tiled floor, built-in robes, gas boiler (Valiant boiler).

OUTSIDE

Feature wall and railings with double gates to driveway to front and side. Extensive site with landscaped gardens in neat lawns, flagging, mature trees and fencing, raised decking.

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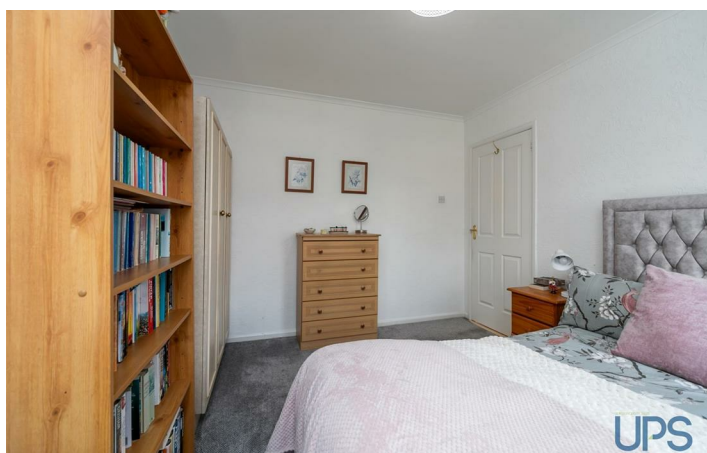
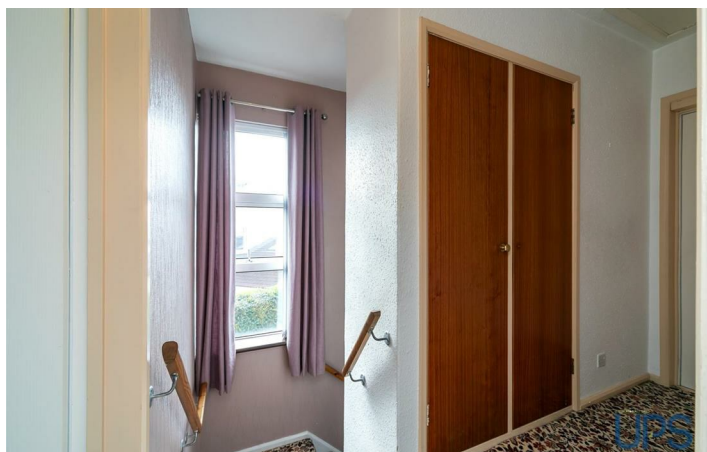
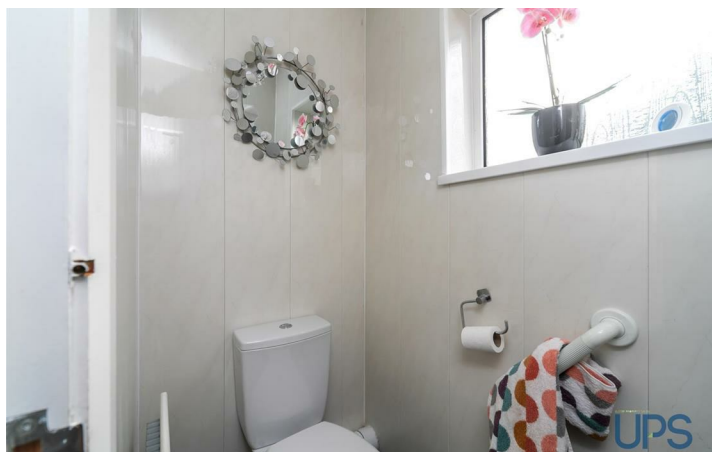








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Questions you may have.

**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. 18311337

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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