



## 10 ST. JAMES'S CRESCENT, BELFAST, BT12 6DW

An extraordinary extended mid-terrace home that benefits from a double-storey extension resulting in larger accommodation which extends to around an impressive 920 sqft and is offered for sale chain-free, as well as being perfectly set with fantastic doorstep convenience to include walking distance to an abundance of nearby amenities along with accessibility to the Royal Victoria Hospital, St Mary's University College and excellent transport links which include the Glider service as well as the wider motorway network on its doorstep – the new multi-million-pound Grand Central Station is also within reach, as is the Boucher Road, Belfast City Hospital and much more.

This home offers well-appointed living space and benefits from a higher-than-average energy rating (EPC C-73). The superb accommodation is briefly outlined below.

There are three good-sized bedrooms on the first floor, all with spotlights, and there is also a white bathroom suite on the first floor plus an additional shower room.

On the ground floor there is a bright and airy living room that has double doors leading to a sizeable kitchen/dining area.

Other qualities include gas-fired central heating and UPVC double glazing.

A magnificent home with three bedrooms and two bathrooms, and we strongly recommend viewing early to avoid disappointment!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	75
(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 £119,950

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## Key Features

- An extraordinary extended mid-terrace home benefitting from a double-storey extension and well-appointed sizeable living space extending to around an impressive 920 sq ft.
- Bright and airy living room with double doors and spotlights.
- White bathroom suite and an additional shower room, both on the first-floor level.
- Offered for sale chain-free.
- An abundance of amenities on the nearby Falls and Andersonstown Road are easily accessible, including state-of-the-art leisure facilities and beautiful parklands.
- Three good-sized bedrooms.
- Sizeable extended kitchen/dining area.
- Gas-fired central heating / UPVC double glazing / higher-than-average energy rating (EPC C-73)
- Close to the Royal Victoria Hospital, St Mary's University College and excellent transport links along with the Glider service and wider motorway network.
- Early viewing strongly recommended!



UPS



## GROUND FLOOR

Upvc front door to;

### ENTRANCE HALL

To;

### LIVING ROOM

19'8 x 13'4

Spotlights, double doors to;

### KITCHEN / DINING AREA

17'3 x 11'6

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, extractor fan, spotlights, partially tiled walls, tiled floor, open plan to sizeable dining space.

### FIRST FLOOR

Storage.

### SHOWER ROOM

Shower cubicle, electric shower unit, pedestal wash hand basin, velux window.

### BEDROOM 1

13'7 x 8'1

Spotlights.

### BEDROOM 2

11'3 x 6'3

Spotlights.

### BEDROOM 3

12'11 x 9'3

Spotlights.

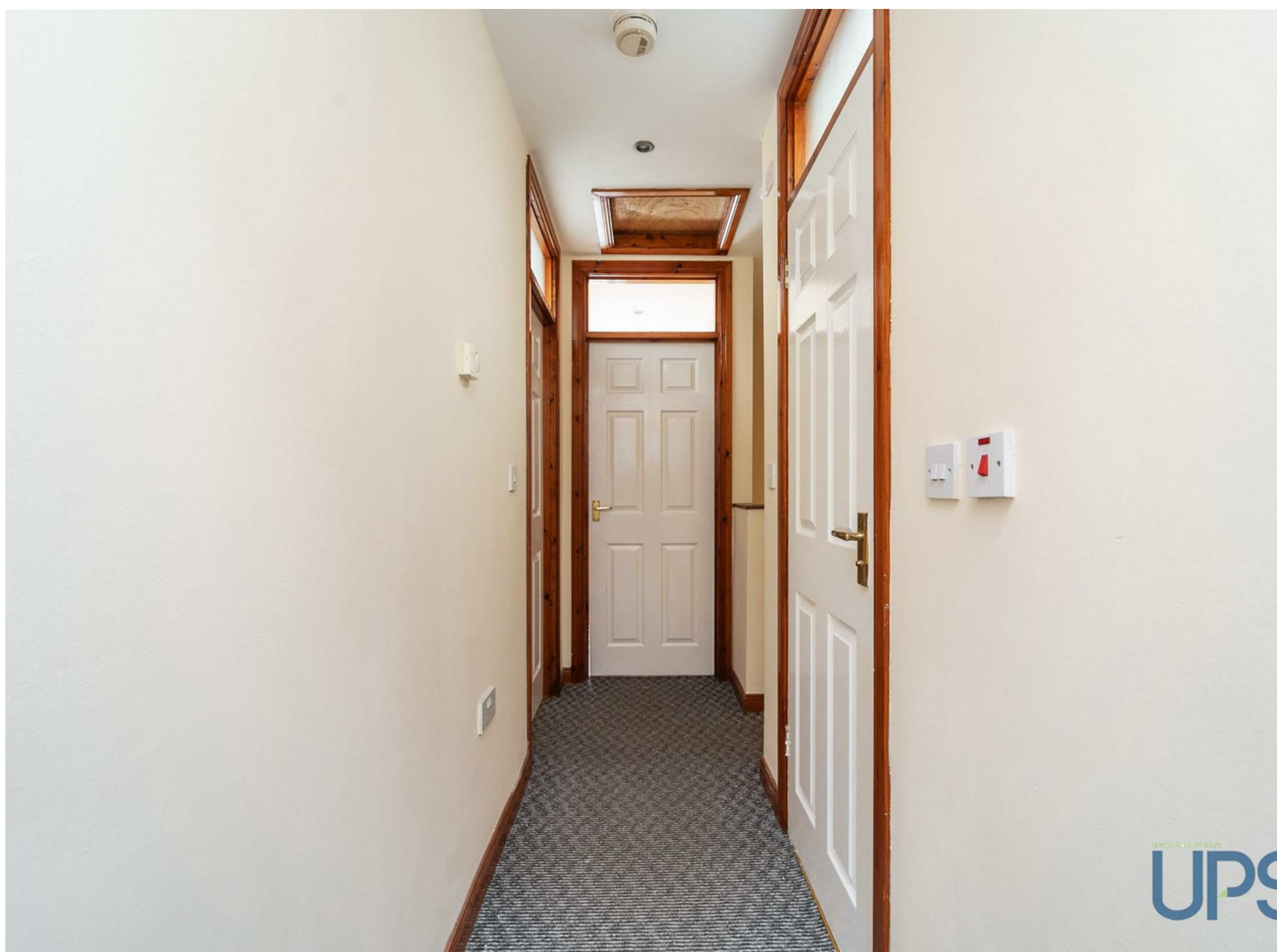
### WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware., partially tiled walls, tiled floor, spotlights, extractor fan.

### OUTSIDE

Enclosed rear yard, enclosed, flagged front garden.

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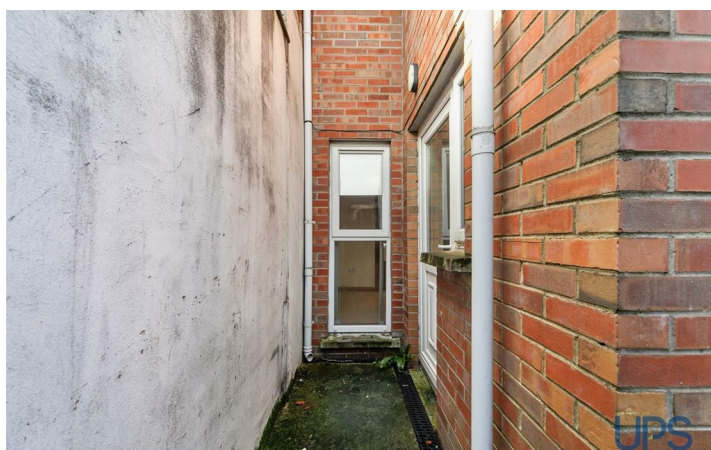
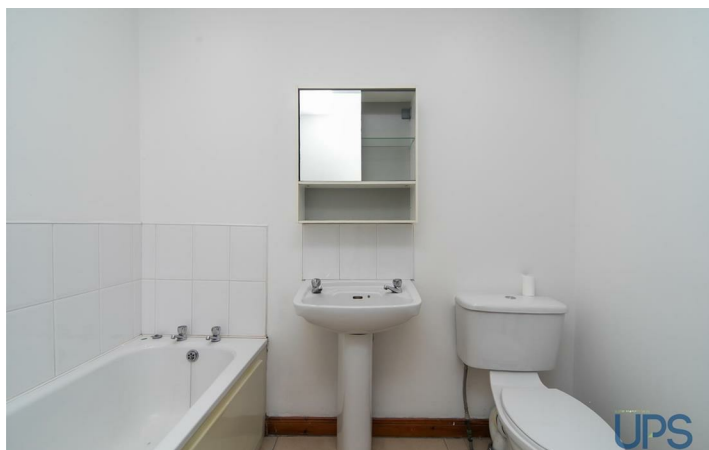








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Questions you may have.

**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. 18331185**

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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