



59 HILLHEAD CRESCENT, BELFAST, BT11 9FS



An impressive extended semi detached property boasting substantial family living accommodation of approximately 1421 Sq / ft. Ideally positioned within this popular, established residential area that enjoys magnificent doorstep convenience, this family home is within an easy walk of Schools, Shops and excellent Transport links to include the Glider service. Four good bright comfortable bedrooms. Two separate reception rooms to include an extended living / family room with feature double patio doors allowing for garden access. Extended fitted kitchen open to an extended casual dining area with further utility room / downstairs w.c. White bathroom suite. Developed, floored roofspace / Storage. Upvc double glazed windows. Gas fired central heating system. Private and secluded, mature rear gardens. Substantial well appointed family living accommodation extended to offer modern day living space that can only be fully appreciated upon viewing. Fantastic private residential location. Competitively priced, extended family home. Well worth a visit. Chain free

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	72

Northern Ireland EU Directive 2002/91/EC

£205,000

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Key Features

- An extended semi detached family home positioned within this popular residential location.
- Two separate reception rooms to include an extended living / family room with double patio doors.
- Luxury White bathroom suite.
- Upvc double glazed window / eaves and fascia in Upvc.
- Private and secluded, mature rear gardens
- Four good bright comfortable bedrooms.
- Extended fitted kitchen open to an extended casual dining area with further utility room / downstairs w.c
- Developed, floored roofspace Storage.
- Gas fired central heating system.
- Early viewing highly recommended.





GROUND FLOOR

Upvc double glazed entrance door;

ENTRANCE HALL

Feature Wood strip floor.

LOUNGE

11'6 x 10'7

Feature wooden stripped flooring.

EXTENDED LIVING ROOM / DINING AREA

22'0 x 9'8

Feature fireplace with inset and hearth, double glazed sliding patio door, deep moulded cornicing.

EXTENDED KITCHEN / DINING AREA

19'7 x 15'7

Range of high and low level units, formica work surfaces, single drainer modern sink units, plumbed for dishwasher, tiling, open to an extended casual dining area. Feature Stable effect 1/2 cut back door.

UTILITY ROOM

8'1 x 6'6

Single drainer stainless steel sink unit, shelving, plumbed for washing machine, gas boiler, Worcester boiler. Separate W.c.

BEDROOM 4

10'6 x 7'11

FIRST FLOOR

BEDROOM 1

11'9 x 10'5

Built-in robes.

BEDROOM 2

11'6 x 10'5

Wooden effect strip floor.

BEDROOM 3

9'5 x 8'1

WHITE BATHROOM SUITE

Panelled bath, thermostatically controlled shower unit, shower screen, low flush w.c, wash hand basin, vanity unit, pvc wall coverings.

DEVELOPED ROOFSPACE STORAGE

Velux window, floored and sheeted, storage.

OUTSIDE

Feature pillars, wall and railings to front, while private and mature to rear with lawns and hedging.

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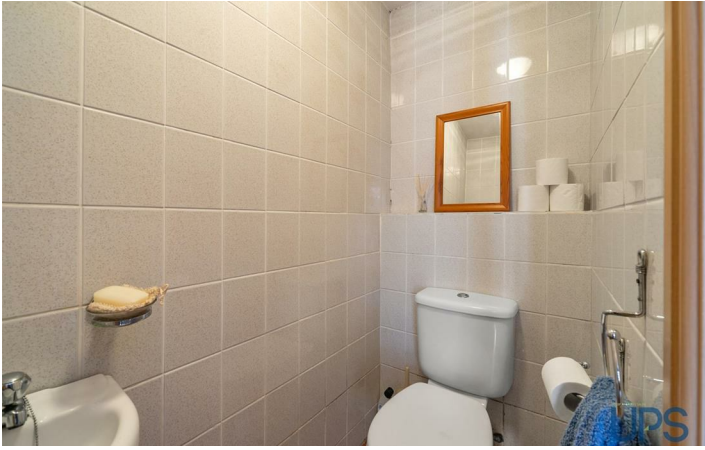








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Questions you may have.

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. 18330245

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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