



12 WHITEROCK GARDENS, BELFAST, BT12 7PS

A rare opportunity to purchase this attractive red-brick end-of-terrace home in this larger house type that extends to around 812 sq ft and offers well-appointed and upgraded living space that is offered for sale chain-free and ideally positioned in this very popular residential location that enjoys superb doorstep convenience to include accessibility to lots of shops, transport links along with the Glider service and schools, to include being adjacent to St Maria Goretti Nursery School and within easy reach of the city centre and arterial routes.

The property is offered for sale chain-free and has a higher-than-average energy rating (EPC C-69), and the bright and airy living space is briefly outlined below.

Three bedrooms and a bathroom at first-floor level.

On the ground floor there is a spacious and welcoming entrance hall as well as a spacious living room that has a bay window and access to a newly fitted kitchen, which has an open-plan dining/entertaining area.

Other qualities include gas-fired central heating and Upvc double glazing as well as a good-sized, privately enclosed rear garden.

The wider motorway network is very close by, as are an abundance of amenities on the Boucher and Andersonstown Roads, including state-of-the-art leisure facilities, beautiful parklands and much more. Viewing comes strongly recommended for this beautiful end-of-terrace home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C		69	72
(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 OVER £134,950

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Key Features

- Beautifully presented and upgraded, larger end-of-terrace home extending to around 812 sqft and offered for sale chain-free!
- Bright and airy living room with a bay window and double doors.
- White bathroom suite on the first floor.
- Privately enclosed, good-sized and low-maintenance rear garden that enjoys a bright southerly position.
- The wider motorway network is within very easy reach, as are arterial routes and the city centre, plus Boucher Road, which includes state-of-the-art leisure facilities.
- Three bedrooms.
- Newly installed luxury fitted kitchen open plan to a sizeable dining/entertaining area that has double doors leading to the enclosed garden.
- UPVC double glazing / gas-fired central heating / higher-than-average energy rating (EPC C-69)
- Ideally located close to lots of shops and transport routes, along with the Glider service and schools, to include being adjacent to St Maria Goretti Nursery School.
- There are beautiful parklands nearby, and the property is ready for the lucky new owner to simply add their furniture – viewing strongly recommended!





GROUND FLOOR

UPVC double-glazed front door to spacious and welcoming entrance hall, tiled floor, storage under stairs.

LIVING ROOM

16'3 10'8

Bay window, corning, centre rose, double doors leading to.

NEWLY INSTALLED LUXURY KITCHEN / DINING

17'9 8'5

Range of high- and low-level units, single-drainer stainless steel sink unit, built-in hob, built-in oven, extractor fan, plumbed for washing machine, open plan to a sizable dining/entertaining area with UPVC double-glazed double doors leading to a privately enclosed rear garden.

FIRST FLOOR

Spacious landing, centre rose.

BEDROOM 1

11'9 11'8

Wooden effect stripped floor, centre rose.

BEDROOM 2

11'6 10'6

Beautiful views towards Black Mountain.

BEDROOM 3

7'11 6'3

Wooden effect stripped floor, built-in robe.

WHITE BATHROOM SUITE

Bath, electric shower unit, low-flush W.C., wash hand basin with storage unit, extractor fan, beautiful tiled walls and floor.

OUTSIDE

Well-maintained enclosed front garden. Privately enclosed, well-maintained, low-maintenance rear garden with raised flower bed.

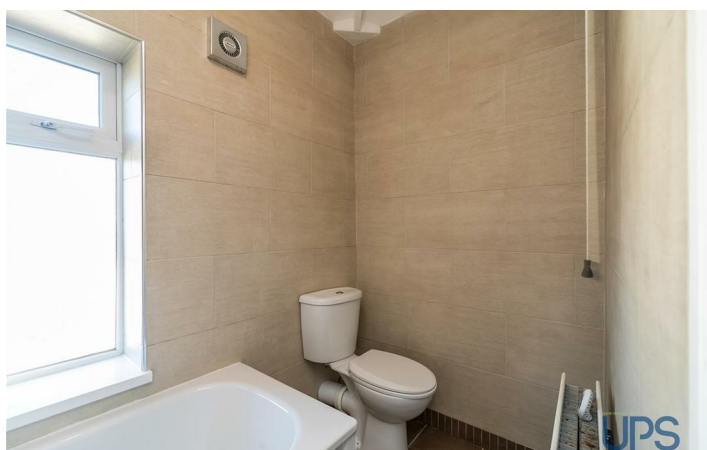
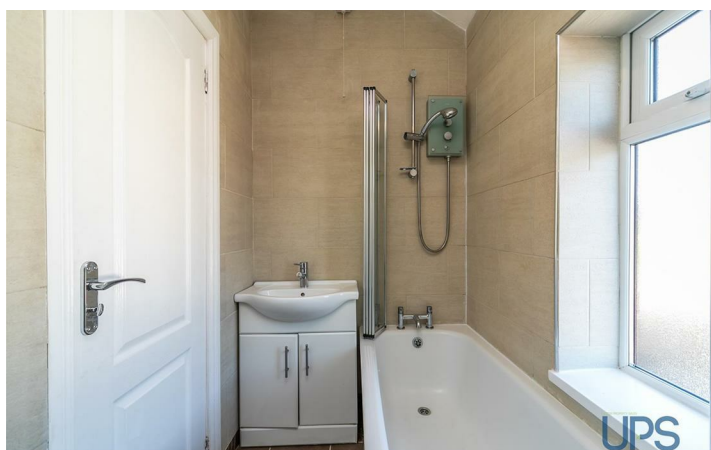
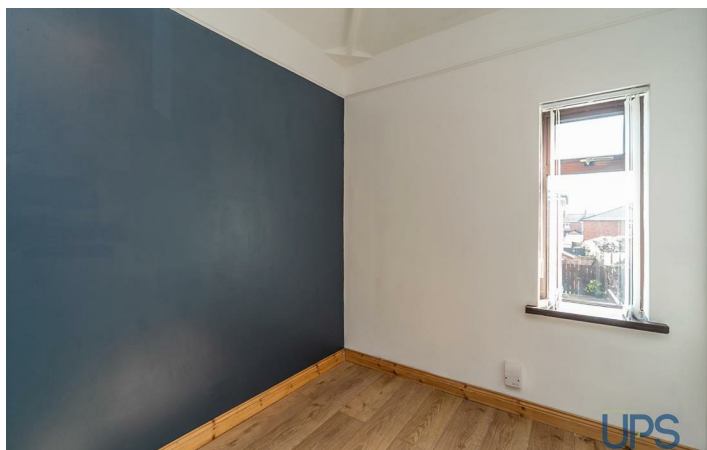
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Questions you may have.

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 Gareth 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. 18358453

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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