



9 WOODLAND GRANGE, FINAGHY ROAD NORTH, BELFAST, BT11 9QT



A beautiful and well-appointed semi-detached home that is offered for sale for the first time since construction in this highly regarded residential location that seldom becomes available and enjoys tremendous doorstep convenience to include accessibility to lots of nearby schools, shops and transport links along with the Glider service and Finaghy Railway Station, not to mention an abundance of amenities on the nearby Upper Lisburn Road as well as Andersonstown, including state-of-the-art leisure facilities and much more.


The home is offered for sale chain free and benefits from a higher than average energy rating (EPC C72), and the accommodation is briefly outlined below.

Three good-sized bedrooms and a white bathroom suite at first-floor level. (There is access to the roof space via a pull-down ladder on the landing which is floored for storage, has a light and houses a Worcester gas boiler.).

On the ground floor there is a welcoming entrance hall with double doors leading to a large, bright and airy living room that has an attractive fireplace and room to dine. There is also a separate fitted kitchen.

Other qualities include gas-fired central heating and UPVC double glazing as well as off-road car parking and a detached garage.

A well-maintained front garden, brick paviour driveway and a privately enclosed rear garden that also has an additional flagged patio further add to the appeal of this superb home. A magnificent family home in this highly desirable neighbourhood, and we strongly recommend viewing early to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		72	73
(55-68) D			
(43-54) E			
(31-39) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive	

OFFERS OVER £219,950

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Key Features

- A beautiful and well-appointed semi-detached home offered for sale for the first time since construction and ideally placed in this established residential location.
- Welcoming entrance hall with double doors leading to a large living room.
- Gas-fired central heating system / UPVC double glazing / Higher-than-average energy rating (EPC C-72)
- Access to roof space which has flooring providing excellent storage and is approached via a pull-down ladder on the landing.
- A magnificent family home in this highly desirable neighbourhood that is close to lots of schools, shops and transport links as well as Finaghy Railway Station.
- Three good-sized bedrooms.
- Separate fitted kitchen.
- White bathroom suite at first-floor level.
- Well-maintained front garden with brick paviour driveway and privately enclosed rear garden, as well as off-road car parking to a detached garage.
- Close to an abundance of amenities in Andersonstown as well as the Upper Lisburn Road, and viewing comes highly recommended!



UPS



GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE HALL

Cornicing, double doors to;

LIVING ROOM

24'8 x 12'3

Cornicing, centre rose, attractive fireplace.

KITCHEN

Range of high and low level units, single drainer stainless steel sink unit, 1 1/2 bowl sink unit, built-in hob and underoven, display cabinets, extractor fan, tiled floor, built-in fridge and freezer, storage cupboard.

FIRST FLOOR

BEDROOM 1

11'10 x 9'11

Built-in robes.

BEDROOM 2

13'3 x 9'10

Built-in robes.

BEDROOM 3

8'7 x 8'5

WHITE BATHROOM SUITE

Bath, electric shower unit, 1/2 pedestal wall hung wash hand basin, low flush w.c, spotlights, chrome effect sanitary ware, chrome effect towel warmer, tiled walls and floor.

LANDING

Storage cupboard, pull down ladder to;

ROOFSPACE

22'9 x 11'2

Floored for storage, Worcester gas boiler, light.

OUTSIDE

Privately enclosed rear garden, additional flagged patio, outdoor taps, well maintained front garden, brick paviour driveway with feature double gates to further carparking to;

DETACHED GARAGE

Plumbed for washing machine, light and power, pedestrian door.

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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. 18358734

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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