



15 ANDERSONSTOWN CRESCENT, BELFAST, BT11 8FJ



An attractive red-brick semi-detached home superbly placed with a good-sized privately enclosed rear garden within this established residential location that enjoys tremendous doorstep convenience, including a short walk to the Kennedy Centre with its many stores and services, including Argos and Sainsbury's, as well as a short walk to Lidl and Asda/the Westwood shopping centre. There are also excellent transport links within a short distance, including bus, taxi and the Glider service, and the property enjoys accessibility to arterial routes, the wider motorway network and proximity to the city centre and Boucher Road, to name a few!

There is an abundance of amenities nearby in Andersonstown, including state-of-the-art leisure facilities, beautiful parklands, restaurants and cafes, plus much more, and the well-appointed accommodation is briefly outlined below.

Three bedrooms and a white bathroom suite at first-floor level.

On the ground floor there is a welcoming entrance hall and two reception rooms as well as an extended fitted kitchen that is open plan to a dining space.

Other qualities include gas-fired central heating, UPVC double glazing and off-road car parking as well as a well-maintained enclosed rear garden.

There are lots of nearby schools and shops, and this location is in constant high demand; viewing comes strongly recommended!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94 plus)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		67	68
EU Directive 2002/91/EC			

OFFERS AROUND £164,950

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Key Features

- An attractive red-brick semi-detached home ideally placed in this extremely desirable residential location that enjoys tremendous doorstep convenience.
- Three bedrooms.
- Extended kitchen open plan to dining area.
- Gas-fired central heating / uPVC double glazing.
- Close to lots of schools and an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities.
- Short walk to the Kennedy Centre with its many stores and services, as well as Lidl and Asda and excellent transport links along with the Glider service.
- Two reception rooms.
- White bathroom suite at first-floor level.
- Off-road car parking and a privately enclosed, well-maintained rear garden with an additional flagged patio and side area.
- Viewing strongly recommended.





GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

Wooden effect strip floor, bay window, access to;

LIVING ROOM

13'9 x 11'1

Wooden effect strip floor, attractive fireplace.

KITCHEN / DINING AREA

13'5 x 8'10

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, stainless steel extractor fan, partially tiled walls, open plan to dining area, Upvc double glazed back door.

FIRST FLOOR

BEDROOM 1

8'2 x 8'0

Wooden effect strip floor.

BEDROOM 2

10'6 x 8'3

Wooden effect strip floor.

BEDROOM 3

6'11 5'4

WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, low flush w.c, wash hand basin and storage unit, tiled walls and floor, chrome effect sanitary ware, chrome effect towel warmer, extractor fan.

OUTSIDE

Privately enclosed, well maintained,

low maintenance rear garden and flagged patio, additional side area, wall, pillars, railings and gates, off road carparking.

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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. 18360299

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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