



74 CORRIB AVENUE, LENADOON, BELFAST, BT11 9JD



A superior, well maintained and presented, extended town house that offers well appointed, generous family living accommodation throughout. This larger mid town house is superbly located off Stewartstown Park tucked in an established residential location that enjoys a bright southerly position with an open aspect to rear, as well as being within close proximity to lots of schools, shops and transport links, along with proximity to the Glen and Andersonstown Roads, including excellent transport links that include the Glider service. Three excellent, bright, comfortable double bedrooms. One generous reception room. Luxury fitted kitchen open to a casual dining area. Luxury white bathroom suite. Downstairs cloakroom / w.c. Upvc double glazed windows. Feature floor coverings / internal doors. Gas fired central heating system. Good, fresh, youthful presentation throughout. Well worth a viewing. Fantastic first time buy within an established, residential location. This home will not disappoint.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(43-54) E		
(31-42) F		
(21-30) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £164,950

Key Features

- A superior, well maintained and presented, extended town house that offers well appointed living accommodation.
- One generous reception room.
- Luxury white bathroom suite.
- Upvc double glazed windows.
- Private landscaped secure rear gardens / Well worth a viewing.
- Three good bright excellent double bedrooms.
- Luxury large fitted kitchen open to a casual dining area.
- Downstairs cloakroom / w.c.
- Gas fired central heating system.
- Fantastic first time buy within an established residential location.





GROUND FLOOR

ENTRANCE PORCH

Upvc double glazed entrance door.

ENTRANCE HALL

Ceramic tiled floor, built-in robe.

LOUNGE

12'7 x 9'8

Polished feature flooring.

LARGE FITTED KITCHEN / DINING AREA

19'6 x 13'7

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, ceramic tiled floor, 4 ring gas hob, underoven, overhead extractor hood, downlighters, breakfast bar, wooden effect strip floor. Casual dining area.

REAR PORCH

Upvc double glazed back door.

EXTENDED DOWNSTAIRS

W.C

Low flush w.c, wash hand basin.

FIRST FLOOR

BEDROOM 1

13'6 x 9'6

BEDROOM 2

14'9 x 9'4

BEDROOM 3

11'8 x 10'3

Wooden effect strip floor.

LUXURY WHITE BATHROOM SUITE

Panelled bath, thermostatically controlled shower unit with feature shower head, wash hand basin, fully tiled walls, downlighters. Feature flooring.

UTILITY ROOM

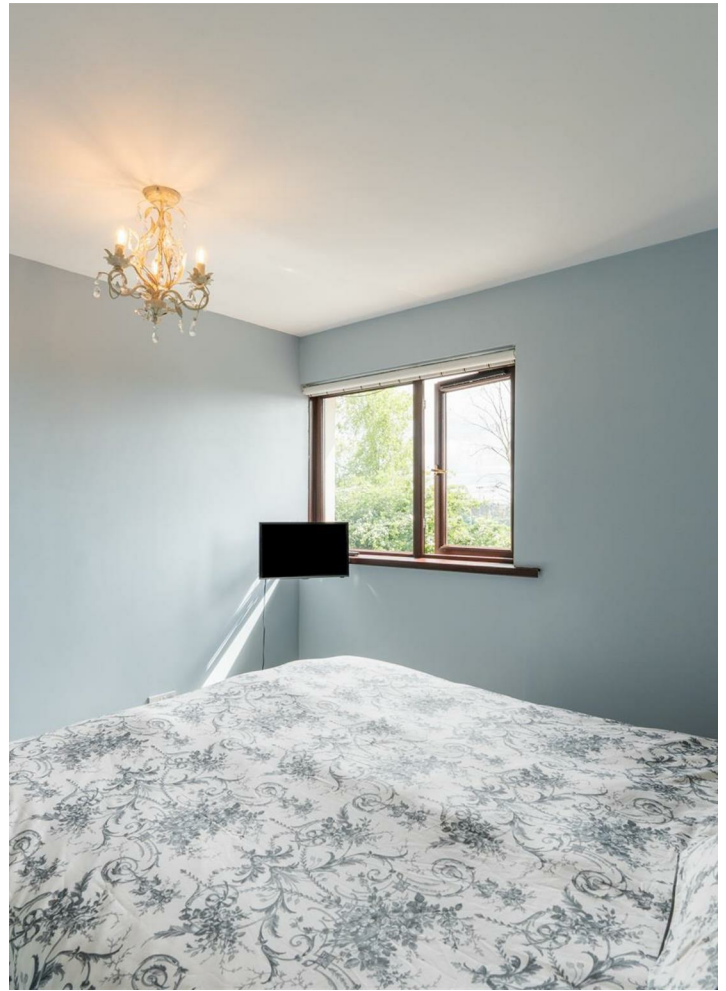
Plumbed for washing machine.

OUTSIDE

Private gardens landscaped to rear, feature roll down lawns and fencing and paved areas to front and rear. Pillars with double gates.

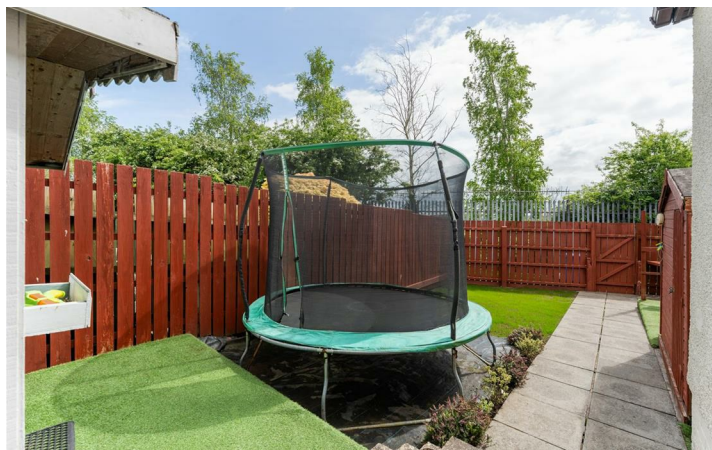
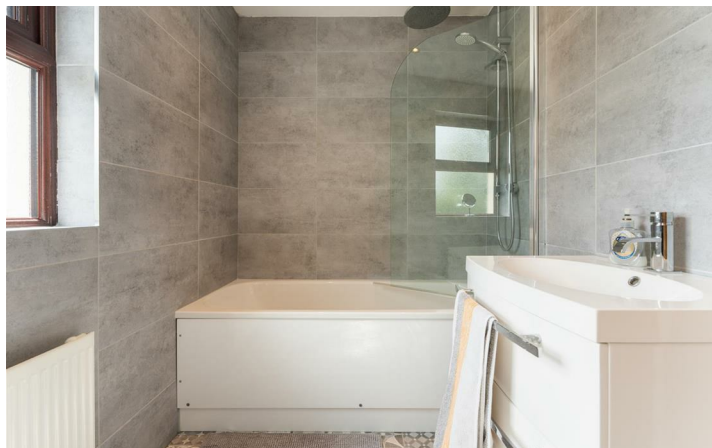
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Questions you may have.

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. 18361759

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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