



## 57 BINGNIAN DRIVE, ANDERSONSTOWN, BELFAST, BT11 8JB

An attractive red-brick mid-terrace home that is in need of refurbishment and is offered for sale chain-free. The property benefits from tremendous doorstep convenience to include accessibility to lots of nearby schools, shops and transport links, which includes the Glider service and an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities, cafes, restaurants and much more!

Three bedrooms and a bathroom suite with a separate w.c. complete the first floor.

On the ground floor there is a good-sized living room and a kitchen/dining area.

Other qualities include gas-fired central heating and UPVC double glazing together with off-road car parking and an enclosed rear garden.

A superb opportunity to purchase a home with so much potential coupled with this fantastic location in the heart of Andersonstown.

Viewing highly recommended.



| 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 |   |         |           |
| Northern Ireland                            |   | 71      | 73        |
| EU Directive 2002/91/EC                     |   |         |           |

OFFERS AROUND £154,950



## 57 BINGNIAN DRIVE, ANDERSONSTOWN, BELFAST, BT11 8JB

### Key Features

- Attractive red-brick mid-terrace home with off-road car parking and an enclosed rear garden.
- Good-sized living room.
- Gas central heating / Upvc double glazing.
- Close to lots of local schools, shops and transport links along with the Glider service.
- Superb Andersonstown location enjoying tremendous doorstep convenience.
- Three bedrooms.
- Kitchen / dining area.
- Chain free.
- Proximity to an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities.
- Sold as seen and early viewing advised.





## GROUND FLOOR

Upvc double glazed front door to;

## ENTRANCE HALL

To;

## LIVING ROOM

19'4 x 10'6

## KITCHEN / DINING AREA

12'5 x 12'0

Range of high and low level units, single drainer stainless steel sink unit, open plan to dining space, Upvc double glazed back door.

## FIRST FLOOR

## BEDROOM 1

12'9 x 12'1

Built-in robes.

## BEDROOM 2

12'5 x 6'8

## BEDROOM 3

11'7 x 8'6

## WHITE BATHROOM SUITE

Bath, wash hand basin.

## LANDING

## SEPARATE W.C

Low flush w.c.

## OUTSIDE

Enclosed rear garden.



57 BINGNIAN DRIVE, ANDERSONSTOWN, BELFAST, BT11 8JB











# 57 BINGNIAN DRIVE, ANDERSONSTOWN, BELFAST, BT11 8JB

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. 18328319**

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORETSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)  
©Ulster Property Sales is a Registered Trademark