



17 NEW BARNESLEY CRESCENT, SPRINGFIELD ROAD, BELFAST, BT12

7HT

A rare opportunity to purchase this attractive semi-detached home with well-appointed living space extending to around 855 sqft and benefits from a higher than average energy rating (EPC C-70) as well as being offered for sale chain-free within this highly sought-after location that has tremendous doorstep convenience to include accessibility to lots of schools, shops and transport links along with arterial routes, the wider motorway network and an easy commute to the city centre, to name a few!

Three good-sized bedrooms and a shower room complete the first floor.

On the ground floor there is a welcoming entrance hall and a large, bright, and airy living room that leads to a good-sized kitchen/dining area.

In addition, the property benefits from gas-fired central heating and partial double glazing as well as a privately enclosed rear garden and patio area.

Early viewing comes strongly advised.



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		70	70
EU Directive 2002/91/EC			

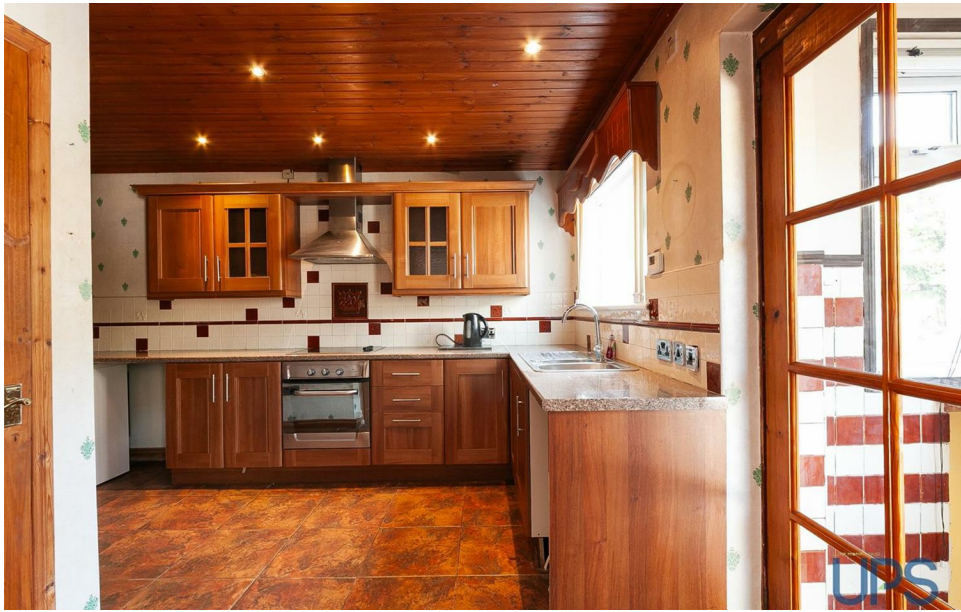
OFFERS AROUND £134,950

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Key Features

- Attractive semi-detached home offered for sale chain-free, extends to around 855 sq ft, and benefits from tremendous doorstep convenience.
- Large living room.
- Shower room on first floor.
- Enclosed rear garden and patio.
- Easy commute to the city centre and an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities and beautiful parklands.
- Three bedrooms.
- Kitchen open plan to dining area with spotlights.
- Gas-fired central heating / Partial double glazing / Higher than average energy rating (EPC C-70)
- Close to lots of schools, shops, and transport links, along with the Glider service, arterial routes, and the wider motorway network.
- Viewing strongly recommended!





GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE HALL

To;

LIVING ROOM

20'3 x 9'8

Bay window. Double doors to;

KITCHEN / DINING AREA

16'3 x 10'2

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, wood strip ceiling, spotlights, tiled floor, built-in hob and underoven, stainless steel extractor fan.

FIRST FLOOR

BEDROOM 1

12'4x 8'0

Built-in robes.

BEDROOM 2

11'10 x 9'11

Built-in robes.

BEDROOM 3

9'10 x 6'8

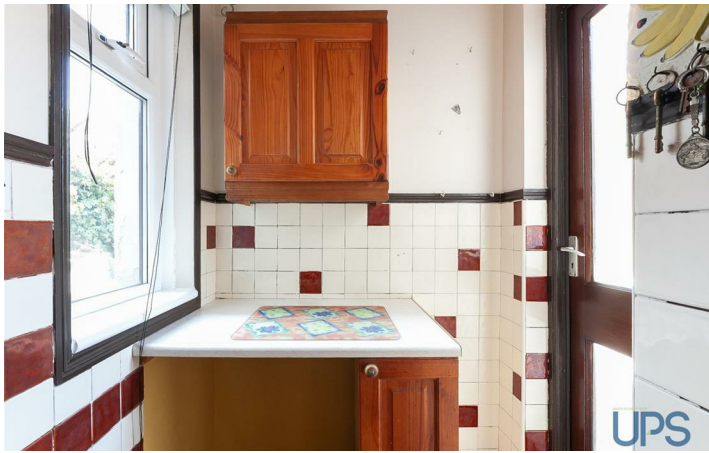
SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, chrome effect towel warmer, spotlights, tiled floor and walls, storage cupboard housing Worcester boiler.

OUTSIDE

Enclosed rear garden and patio.

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UPS



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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. 18397970

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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