



36 BROADWAY, FALLS ROAD, BELFAST, BT12 6AS

A rare opportunity to purchase this linked semi-detached home that was formally an HMO and offers a front of the road location which benefits from tremendous doorstep convenience to include a short walk from lots of local amenities including the Royal Victoria Hospital, St. Mary's University College, and excellent transport links to include the Glider service and ease of access to the city centre to name a few.

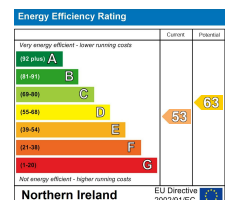
The versatile living accommodation briefly comprises.

Four bedrooms and one reception room (including a bedroom at ground floor level) or alternatively three bedrooms and two reception rooms, in addition a downstairs shower room and added W.C to the second floor which was previously a bedroom all add further to the appeal of this spacious home.

A fitted kitchen and double glazing as well as gas central heating coupled with this central location on the doorstep of the wider motorway network to include proximity to Boucher Road and all of Belfast's Hospitals to name a few.

There is a wide choice of schools, shops and leisure facilities nearby including beautiful parklands and lots more.

We strongly recommend viewing to avoid disappointment.



OFFERS AROUND £114,950

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Key Features

- Linked semi detached home that was previously a HMO, and offers a superb front of the road location with tremendous doorstep convenience!
- Downstairs shower room / W.c. on second floor.
- Double glazing / Gas central heating system.
- Excellent transport links close by along with the Glider service and easy commuting distance to the city centre and Boucher Road.
- A very popular location that is in constant demand due to the central location, and is sure to appeal to a wide range of buyers.
- Four bedrooms / one reception or three bedrooms / two reception rooms.
- Fitted kitchen.
- On the doorstep of the wider motorway network, the Royal Victoria Hospital and St. Mary's University College.
- All of the abundance of amenities on the nearby Falls Road are easily accessible along with leisure facilities and beautiful parklands.
- Early viewing strongly recommended.

GROUND FLOOR

Hardwood front door to;

ENTRANCE HALL

To;

BEDROOM 4 / ADDITIONAL RECEPTION

12'6 x 8'11

SHOWER ROOM

Shower cubicle, sink unit, low flush w.c, wash hand basin, spotlights.

LIVING ROOM

17'2 x 7'11

KITCHEN

12'9 x 11'9

Range of high and low leel units, single drainer stainless steel 11/2 bowl sink unit.

FIRST FLOOR

BEDROOM 1

11'11 x 11'2

BEDROOM 2

12'0 x 9'10

LANDING

Stairs to;

BEDROOM 3

12'7 x 7'9

W.C. / PREVIOUS

BEDROOM

Low flush w.c, wash hand basin.

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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. 17882460

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

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