



7 COLINBROOK CRESCENT, POLEGLASS, BELFAST, BT17 0PF



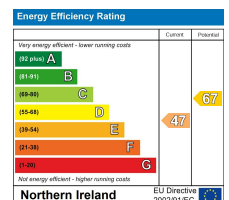
An extraordinary end-of-terrace home that has been upgraded throughout and offers well-appointed living space within this small cul-de-sac setting that continues to soar in demand, which enjoys ease of access to excellent transport links, lots of schools and shops, as well as the Glider service on Stewartstown Road.

The property has had a fantastic roof space conversion with full Building Control approval for habitable use and now provides three bedrooms, with a feature private ensuite shower room to bedroom three and an additional up-upgraded luxury white bathroom suite on the first floor.

On the ground floor, there is a bright and airy living room, a luxury, upgraded fitted kitchen with storage cupboards, and an open plan to a sizeable dining and entertaining area.

An oil-fired central heating system and Upvc double glazing, as well as a well-maintained, privately enclosed, flagged rear garden with outdoor tap and an attractive brick-paviour front and side garden, add further to the appeal of this star purchase.

A magnificent home ready for the lucky new owner to simply add their furniture, coupled with this superb location that enjoys ease of access to both Belfast and Lisburn as well as arterial links and lots of amenities, including state-of-the-art leisure facilities and beautiful parklands, to name a few.



OFFERS AROUND £129,950

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Key Features

- Extraordinary end of terrace home that has been up-graded throughout and now offers three bedrooms with a private modern ensuite shower room to the principal bedroom.
- Luxury up-graded fitted kitchen open plan to sizeable dining/entertaining space.
- Oil fired central heating system - Upvc double glazing.
- Superb cul de sac setting close to lots of schools, shops and transport links along with the Glider service on the Stewartstown Road.
- Close to Colin Glen with its many leading attractions as well as all of the abundance of amenities in Andersonstown including state-of-the-art leisure facilities.
- Bright and airy living room.
- Up-graded luxurious white bathroom suite on first floor.
- Privately enclosed well-maintained rear garden.
- Excellent first time buy and ready for the lucky new owner to simply add their furniture.
- Viewing strongly recommended for this special home.





GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE PORCH

Wooden effect strip floor, hardwood glass panelled inner door to;

LIVING ROOM

14'8 x 9'6

Wooden effect strip floor.

KITCHEN / DINING AREA

14'8 x 10'5

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, partially tiled walls, tiled floor, storage cupboard, open plan to dining area, storage cupboard.

FIRST FLOOR

LANDING

Hotpress / storage.

BEDROOM 1

10'8 x 7'3

BEDROOM 2

LUXURY WHITE

BATHROOM SUITE

Tiled panelled bath with mixertaps, telephone hand shower, pedestal wash hand basin with mixertaps, low flush w.c, chrome effect sanitary ware, beautiful tiled walls and floor, chrome towel warmer, pvc stripped ceiling.

Stairs to;

BEDROOM 3

17'1 x 14'3

ENSUITE SHOWER ROOM

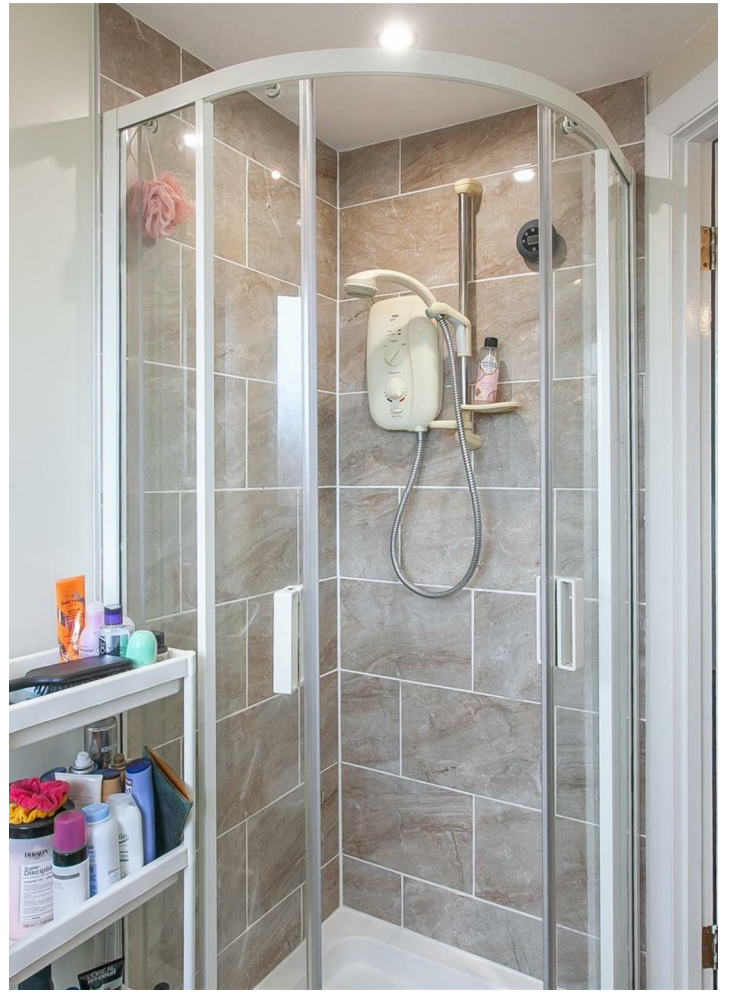
Shower cubicle, electric shower unit, low flush w.c, partially tiled walls, chrome towel warmer, spotlights, chrome effect sanitary ware, beautiful views.

OUTSIDE

Privately enclosed, well maintained, flagged garden, outdoor tap, attractive brick paviour to front, side garden.

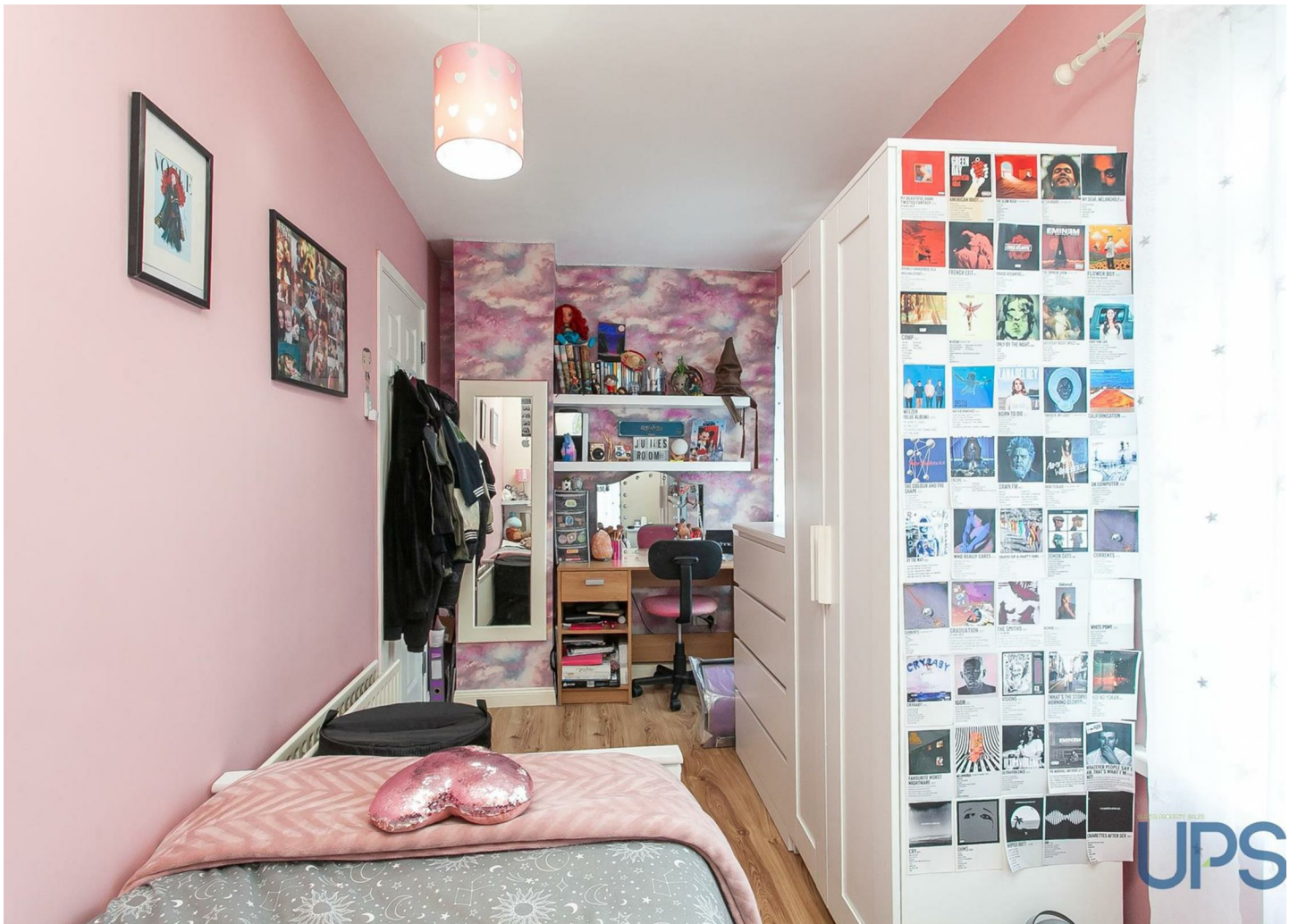
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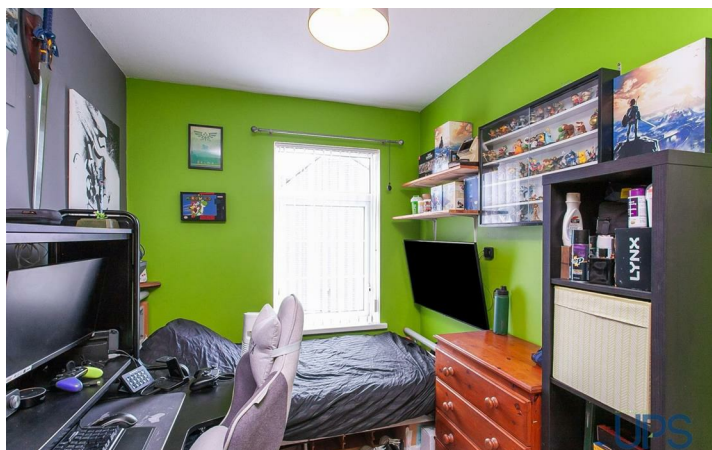
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Questions you may have.

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. 17906152

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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