

## 42 LOCAN STREET, FALLS ROAD, BELFAST, BT12 7NE

An extended, well maintained and presented mid town house that benefits from a spacious double storey extension within this highly popular and established residential area. Three good bedrooms and an extended lounge open to dining area. Extended fitted kitchen / dining area. White bathroom suite ( first floor ). Upvc double glazed windows / gas fired central heating system. Competitively priced first time buy / investment opportunity. Fantastic doorstep convenience within easy walking distance of shops / schools / transport links to include the Glider service. Well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £110,000

## 42 LOCAN STREET, FALLS ROAD, BELFAST, BT12 7NE

### Key Features

- An extended well maintained mid town home.
- Extended Lounge open to dining area.
- White bathroom suite ( 1st Floor )
- Gas fired central heating system.
- Fantastic investment opportunity
- Three good bedrooms.
- Extended fitted kitchen / dining area.
- Upvc double glazing.
- Competitively priced first time buy.





## GROUND FLOOR

### ENTRANCE HALL

To;

### EXTENDED LOUNGE / LIVING AREA

12'4 x 10'10

Archway to;

### DINING AREA

12'3 x 7'4

### EXTENDED KITCHEN / DINING AREA

11'6 x 11'2

Range of high and low level units, formica work surfaces, tiling, ceramic tiled floor, 4 ring ceramic hob, overhead extractor hood, plumbed for washing machine.

### LANDING

Built-in cupboard, gas boiler.

### BEDROOM 1

10'7 x 8'8

### BEDROOM 2

10'4 x 7'7

Velux window, wooden effect strip floor.

### BEDROOM 3

11'9 x 6'2

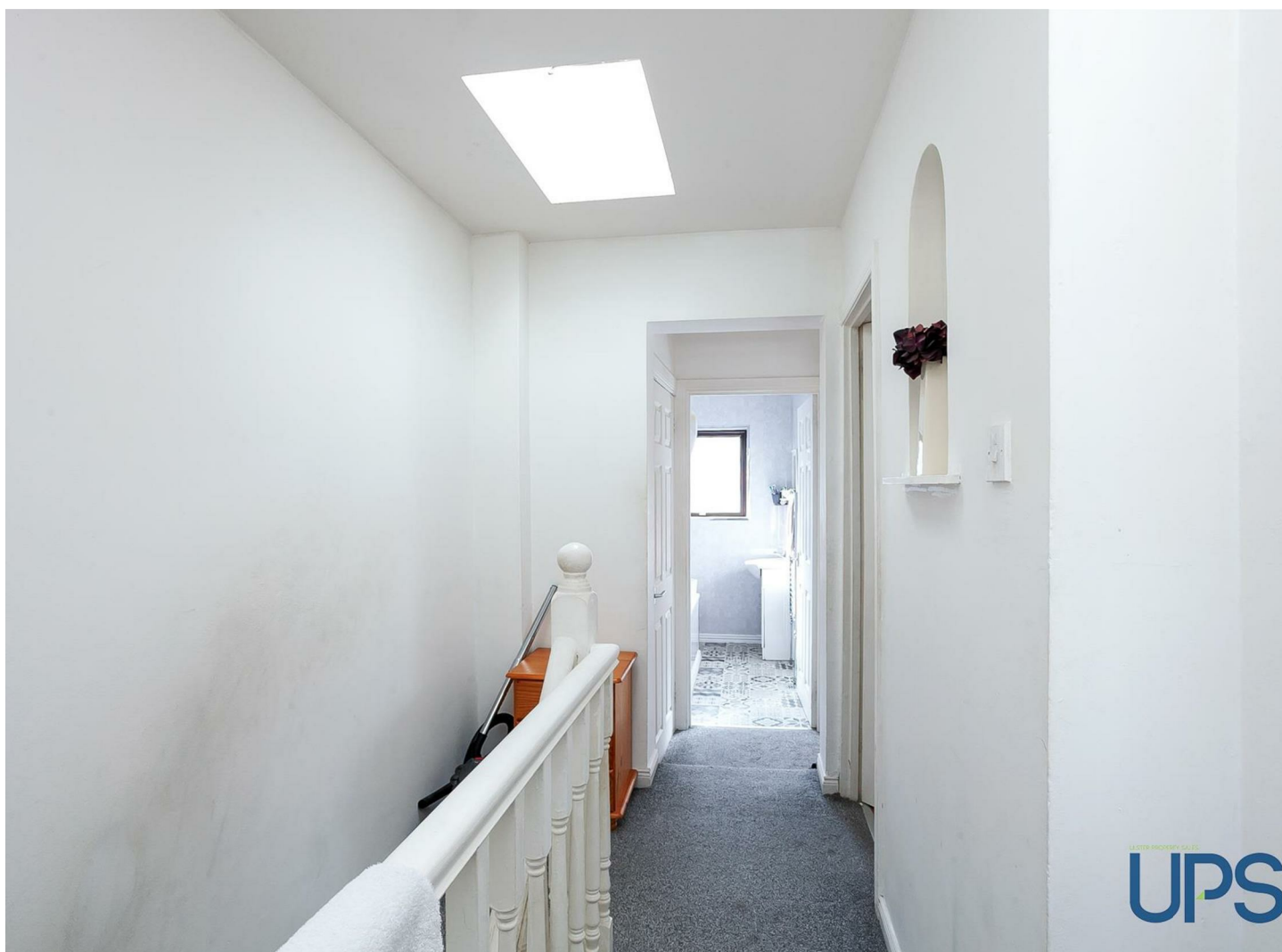
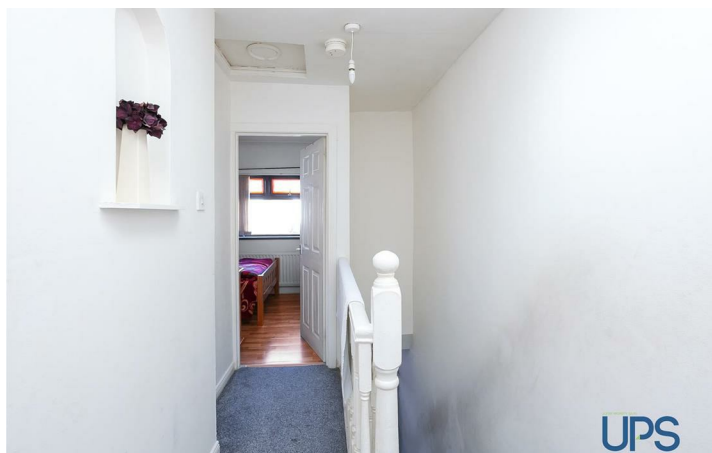
### WHITE BATHROOM SUITE

Wash hand basin, low flush w.c, panelled bath, vanity unit, pvc wall coverings, chrome heated towel rail.

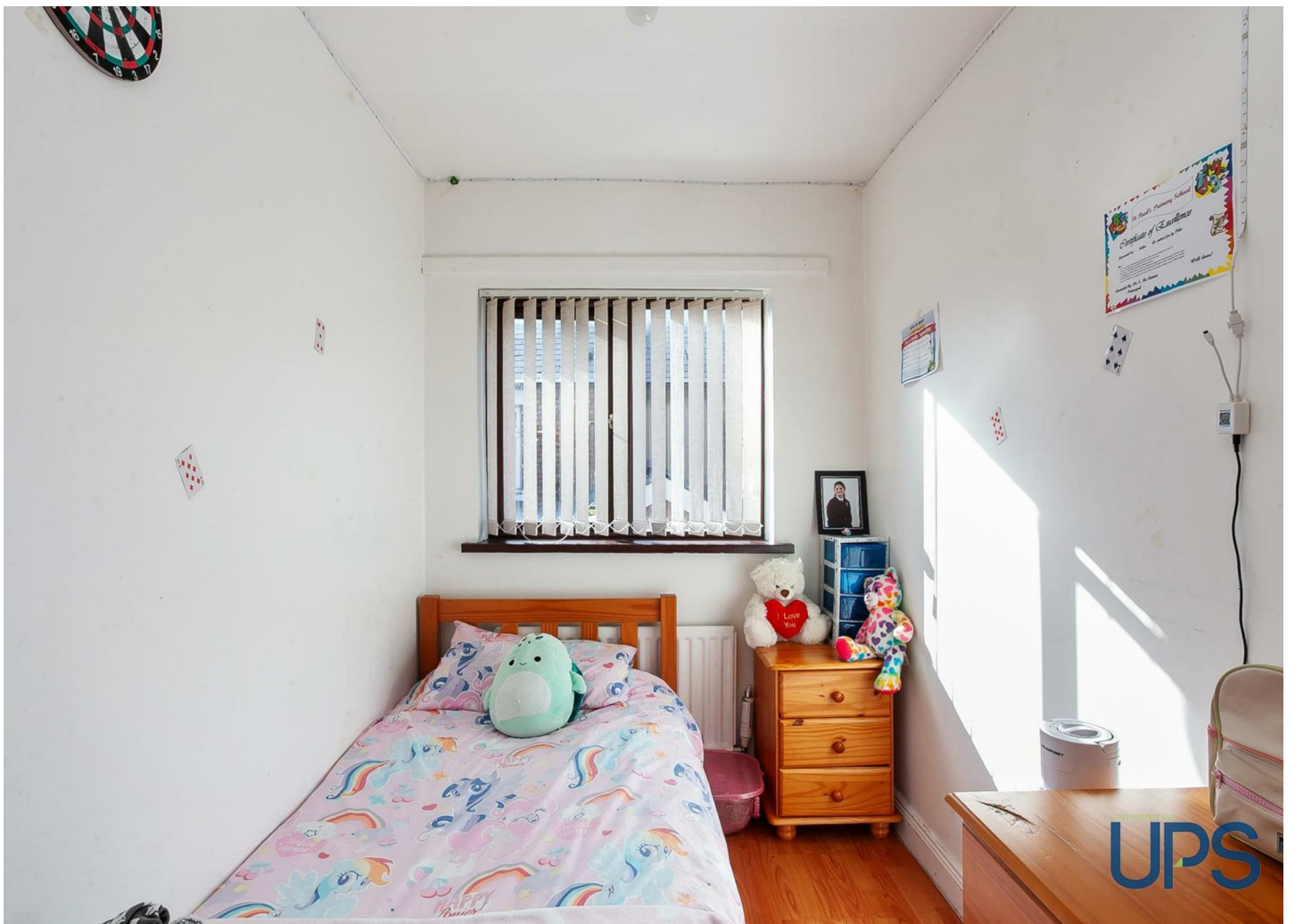
### OUTSIDE

Rear enclosed yard. Paved area to front with feature wall.

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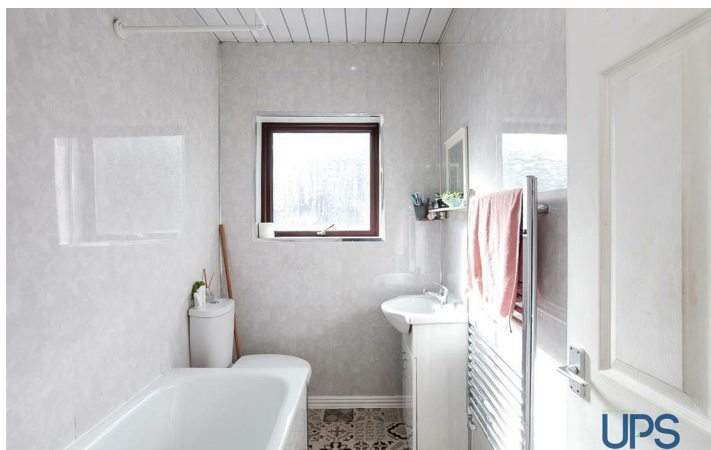








# 42 LOCAN STREET, FALLS ROAD, BELFAST, BT12 7NE



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. 17906422**

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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