



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 £113,000

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

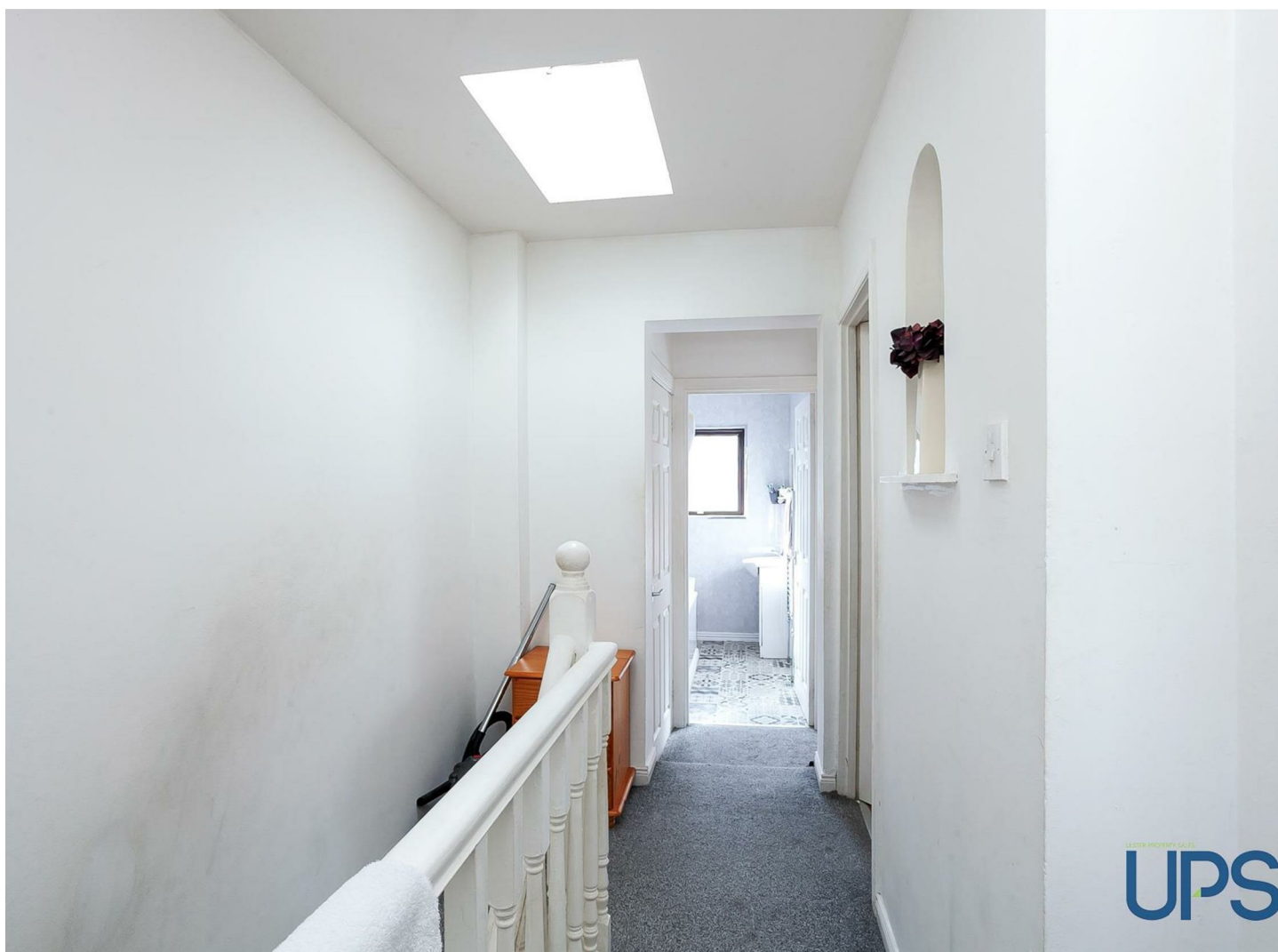
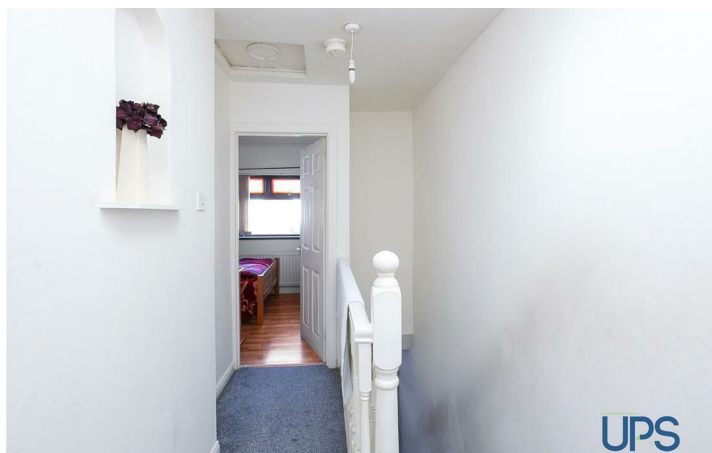
WHITE BATHROOM SUITE

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

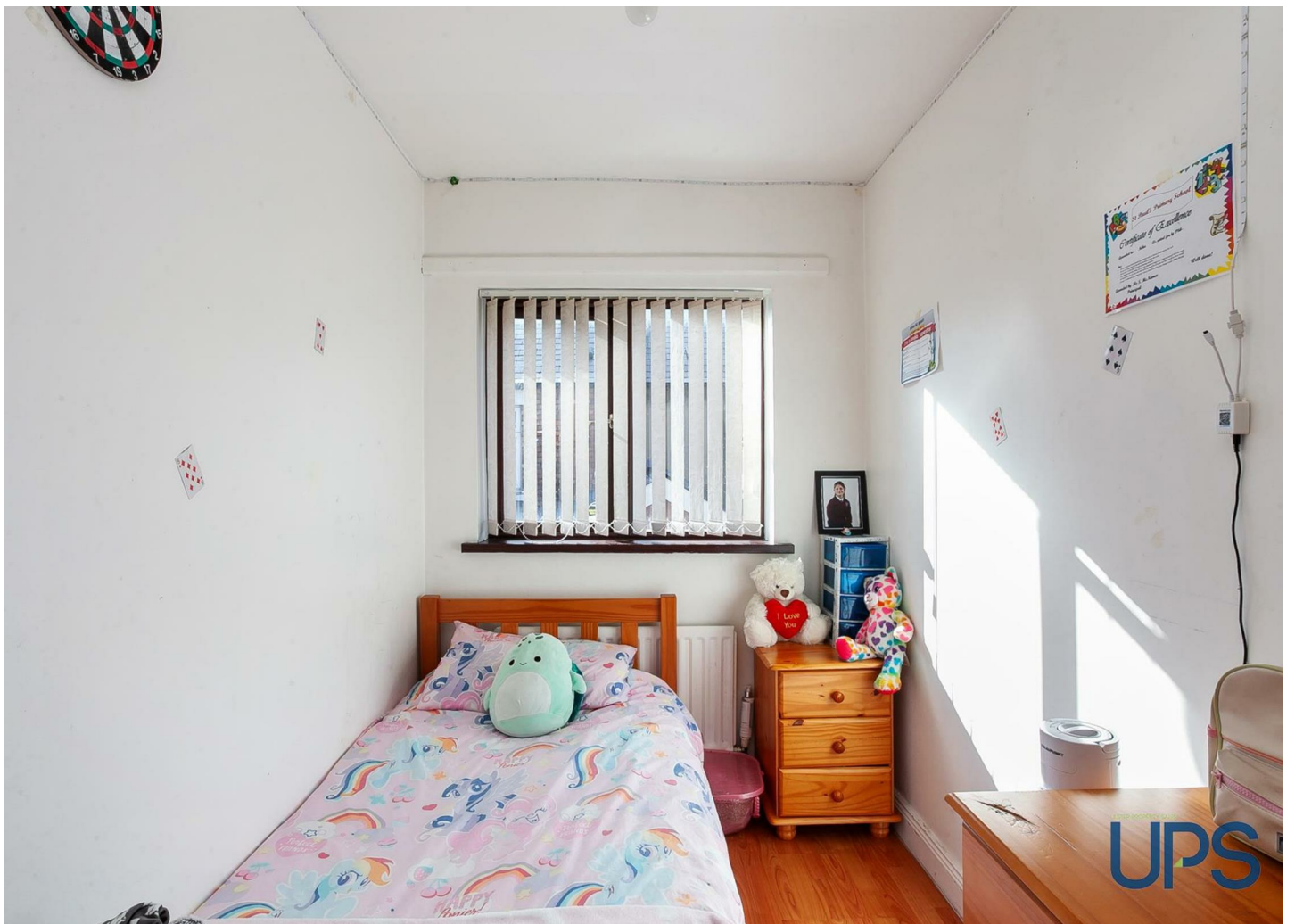
OUTSIDE

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

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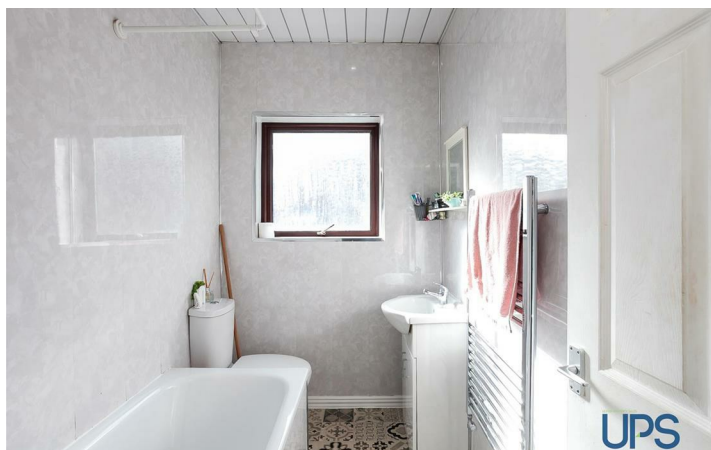








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Questions you may have.

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. 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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