



22 NEW BARNESLEY CRESCENT, SPRINGFIELD ROAD, BELFAST, BT12 7HT

This is a rare occasion to purchase this sizeable semi-detached home, well placed and tucked away in this private position with an attractive open aspect to the front and benefits from a privately enclosed large rear garden that enjoys a southerly aspect and views towards the Black Mountain.

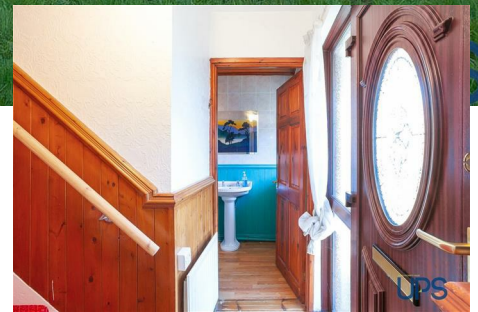
A brand-new gas central heating system has just been installed, and the property is fully double glazed and is offered for sale chain-free, making this one a star buy, and the well-appointed accommodation briefly comprises.

Three bedrooms and a shower room are at first floor level, along with a roofspace, providing excellent storage.

On the ground floor, there is an entrance hall and a handy located downstairs W.C., as well as a large living room with bay window and a separate fitted kitchen.

There is an abundance of amenities close by, along with lots of schools, shops, and transport links to include the city centre and wider motorway network being easily accessible, as well as Boucher Road and all the services in Andersonstown, including state-of-the-art leisure facilities and beautiful Parklands, to name a few!

Early viewing is strongly recommended for this superb semi-detached home.



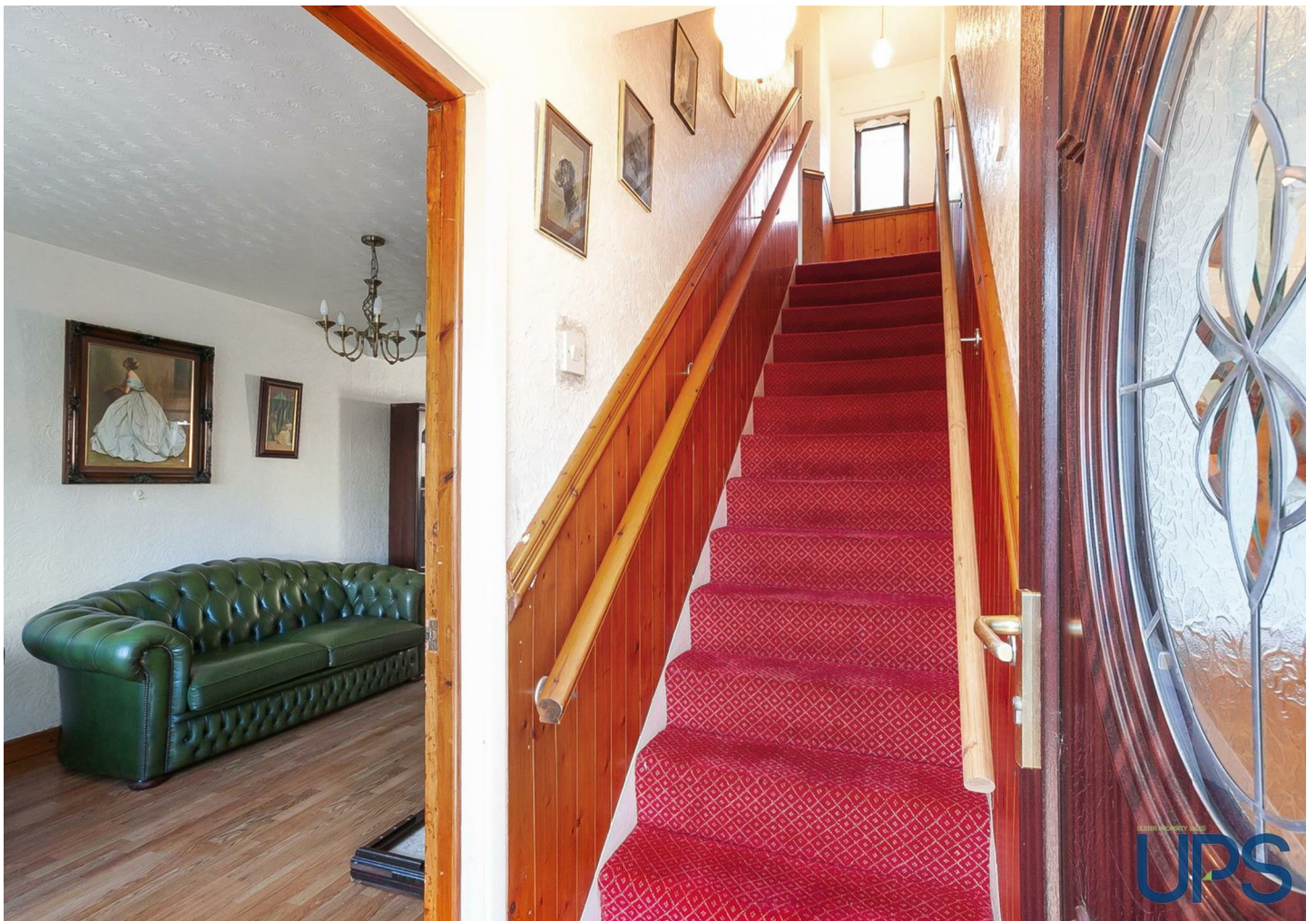
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £124,950

22 NEW BARNESLEY CRESCENT, SPRINGFIELD ROAD, BELFAST, BT12 7LT

Key Features

- Sizeable semi detached home superbly placed tucked away in this highly sought-after location that benefits from tremendous doorstep convenience.
- Separate fitted kitchen.
- Shower room on first floor. Downstairs W.C.
- New gas fired central heating (installed Jan 24) - Fully double glazed.
- Close to lots of schools, shops and transport links as well as the wider motorway network and arterial routes.
- Large living room with bay window.
- Three bedrooms.
- Floored roof-space providing excellent storage.
- Good sized, privately enclosed rear garden benefitting from a Southerly aspect and the property is offered for sale chain-free.
- Accessibility to the city centre and all of the abundance of amenities in Andersonstown along with state-of-the-art leisure facilities and beautiful parklands.





GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

To;

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, partially wood panelled walls, store cupboard.

LIVING ROOM

20'9 x 9'7
Bay window.

KITCHEN

11'10 x 9'11
Range of high and low level units, single drainer stainless steel sink unit.

FIRST FLOOR

BEDROOM 1

9'10 x 6'7

BEDROOM 2

12'10 x 10'4
Built-in robes.

BEDROOM 3

12'4 x 9'7
Wooden effect strip floor.

SHOWER ROOM

Shower cubicle, sink unit, low flush w.c, pedestal wash hand basin, chrome heated towel rail, tiled floor, pvc wall panelling.

ROOFSPACE

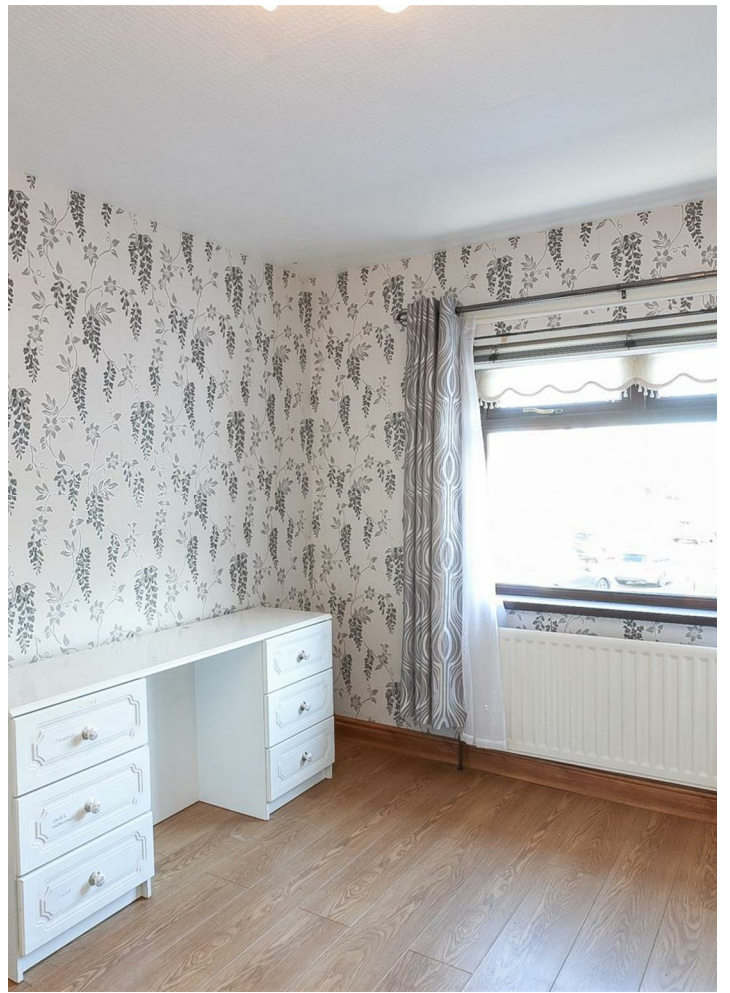
Floored for storage.

OUTSIDE

Large, private garden.

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7LT**









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7UT



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. 17902448

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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