



## 42 ANDERSONSTOWN PARK, BELFAST, BT11 8FG



A well presented extended semi detached, red brick property that enjoys a prominent south facing position within this highly regarded residential area only minutes walking distance to the main Andersonstown Road. Three comfortable bedrooms and an extended lounge / Living area. Extended fitted kitchen / dining area / Separate utility area. Upvc double glazed windows / gas fired central heating system. Extended downstairs Shower suite. Good presentation. Feature pillars and double gates. Chain free. Excellent first time buy. Well worth a visit.

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E | 53      | 60        |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| Northern Ireland EU Directive 2002/91/EC    |   |         |           |

OFFERS AROUND £159,950

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### Key Features

- Well presented, extended semi detached property with a new roof installed.
- Extended lounge / Living area.
- White bathroom suite.
- Extended downstairs Shower suite
- Chain free.
- Three comfortable bright bedrooms.
- Extended fitted kitchen / Dining area / Separate utility porch.
- Upvc double glazed windows / Gas central heating system.
- Feature pillars and double gates.
- Excellent first time buy.







**GROUND FLOOR**

Upvc double glazed entrance door to;

**ENTRANCE HALL**

Wood strip floor.

**EXTENDED LOUNGE / LIVING ROOM**

Wood strip floor, feature fireplace, with cast iron inset and hearth, double doors to;

**EXTENDED KITCHEN / DINING AREA**

Range of high and low level units, formica work surfaces, single drainer stainless steel 4 ring ceramic hob, underoven, overhead extractor hood.

**EXTENDED UTILITY ROOM**

Gas boiler, plumbed for washing machine, ceramic tiled floor, range of units.

**EXTENDED SHOWER SUITE**

Wash hand basin, low flush w.c, tiling, ceramic tiled floor, fully tiled shower cubicle, electric shower unit, thermostatically controlled shower unit.

**FIRST FLOOR**

**BEDROOM 1**

**BEDROOM 2**

**BEDROOM 3**

**WHITE BATHROOM SUITE**

Panelled bath, pedestal wash hand basin, low flush w.c, tiling.

**OUTSIDE**

Driveway to front and side, enclosed and private to rear.



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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. 17938938**

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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