



59 BEECHMOUNT PARADE, BELFAST, BT12 7LX



Ideally positioned with Beechmount Parade, a very convenient and sought-after residential cul de sac location that enjoys tremendous doorstep convenience to include a short walk to the Royal Victoria Hospital, St. Mary's University College, and excellent transport links along with the Glider service and easy reach of the city centre, a wider motorway network, and arterial links, as well as an abundance of amenities on the nearby Falls and Andersonstown Roads, to name a few!

Offered for sale chain-free, this extended mid-terrace home has been priced to allow for modernisation and with a higher-than-average energy rating (EPC C-69), we have no hesitation in recommending this charming home that is being offered for sale for the first time since construction.

Three bedrooms are on the first floor level.

On the ground floor, there is a living room and a good-sized fitted kitchen with dining space, as well as access to a downstairs shower room.

Gas-fired central heating and Upvc double glazing add further to the appeal of this home, together with this fantastic location close to a profusion of facilities, including Boucher Road, ease of access to all of Belfast's hospitals, and close to state-of-the-art leisure facilities, beautiful parklands, and much more!

Early viewing is strongly encouraged.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	69
(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 £89,950

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Key Features

- Extended mid terrace home that has been priced to allow for modernisation and is offered for sale chain-free.
- Living room and good sized kitchen with dining space.
- Gas fired central heating system / Upvc double glazing.
- Fantastic location close to a profusion of facilities including the Royal Victoria Hospital, St. Mary's University College and excellent transport links along with the Glider service.
- Popular location and we strongly recommend an early viewing.
- Three bedrooms.
- Downstairs shower room.
- Higher-than-average energy rating (EPC C-69)
- Cul de sac location close to an abundance of amenities on the nearby Falls & Andersonstown Roads.





GROUND FLOOR

Hardwood front door to;

ENTRANCE PORCH

Hardwood glass panelled inner door to;

LIVING ROOM

Laminated wood effect floor.

KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel sink unit, pvc panelled walls and ceiling.

SHOWER ROOM

Shower cubicle, electric shower unit, extractor fan, low flush w.c, pedestal wash hand basin.

FIRST FLOOR

BEDROOM 1

Period fireplace.

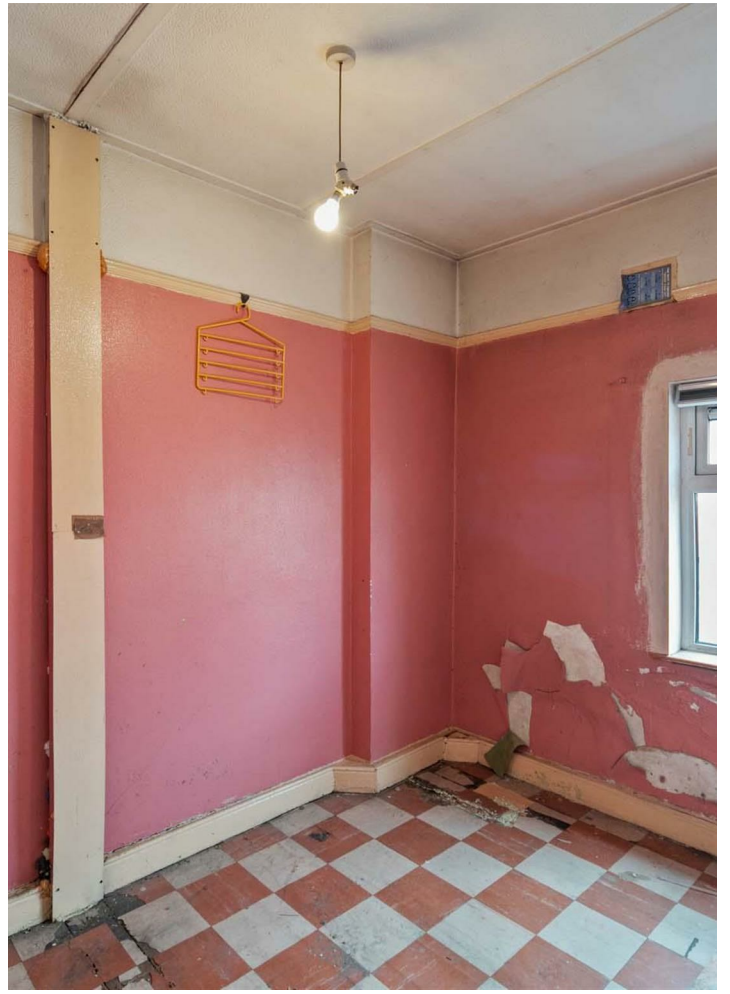
BEDROOM 2

BEDROOM 3

OUTSIDE

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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. 18050141

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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