



## 5 ANDERSONSTOWN DRIVE, BELFAST, ANTRIM, BT11 8FW



A superb opportunity to purchase this attractive, extended red brick semi-detached home perfectly set within this quiet part of this extremely desirable and sought-after residential location that enjoys tremendous doorstep convenience to include accessibility to lots of schools, shops, and transport links along with the Glider service and a short walk to the Kennedy Centre with its many stores and services, including Sainbury's, as well as accessibility to both Lidl and Asda, to name a few.

The wider motorway network is close by, the city centre is within easy reach, and the well-appointed accommodation is briefly outlined below.

Three bedrooms and a white bathroom suite complete the first floor.

On the ground floor, there is a spacious and welcoming entrance hall, as well as two separate reception rooms and an extended, fitted kitchen.

Gas-fired central heating and Upvc double glazing, as well as off-road car parking and front and rear gardens, all add further to the appeal of this beautiful home.

Early viewing is advised.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £144,950

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### Key Features

- Extended semi-detached home superbly placed with this quiet part of this extremely desirable location that enjoys tremendous doorstep convenience.
- Two separate reception rooms.
- White bathroom suite at first-floor level.
- Off road-parking and front and rear gardens.
- Excellent schools and amenities nearby and the city centre is within easy reach.
- Three bedrooms.
- Extended fitted kitchen.
- Gas fired central heating / Upvc double glazing.
- Close to an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities.
- Viewing strongly recommended.





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

Laminated wood effect floor, storage understairs.

### LOUNGE

### LIVING ROOM

Laminated wood effect floor, attractive fireplace, Upvc double doors to garden.

### EXTENDED KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel sink unit, partially tiled walls, open plan to dining space.

## FIRST FLOOR

### BEDROOM 1

### BEDROOM 2

Worcester gas boiler.

### BEDROOM 3

### WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, pedestal wash hand basin, partially tiled walls.

### OUTSIDE

Enclosed flagged rear garden, wall, railings, pillars and gates to driveway.

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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 Dean 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. 16819542**

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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