



15 NANSEN STREET, FALLS ROAD, BELFAST, BT12 6AT



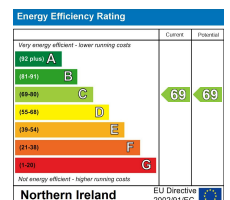
An extended mid-terrace home is offered for sale chain-free and enjoys this highly sought-after position, enjoying tremendous doorstep convenience to include a short walk to an abundance of amenities on the Falls Road, including the Royal Victoria Hospital, St. Marys University College, and excellent transport links along with the Glider service and accessibility to the wider motorway network and city centre, to name a few!

Two good-sized bedrooms and a white bathroom suite with spotlights complete the first-floor living.

On the ground floor, there is an entrance porch leading to a comfortable living room that has a bay window and an attractive fireplace with an open fire. From the living room, there is access to a dining room, which is open-plan to a kitchen.

A privately enclosed rear yard and gas-fired central heating, as well as Upvc double glazing, all add further to the appeal of this charming home.

An abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities, not to mention Europa Buscentre and Great Victoria Street rail stations, soon to be replaced by the new multi-million-pound Belfast Transport Hub providing the main gateway to Belfast with rail, bus, and coach connections, are all close by, and we have no hesitation in recommending an early viewing!



OFFERS AROUND £104,950

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Key Features

- Extended mid terrace home offered for sale chain free perfectly set within this highly sought-after residential location.
- Living room with bay window and attractive fireplace.
- Gas fired central heating system / Upvc double glazing.
- Enclosed rear yard.
- Excellent transport links along with the Glider service and accessibility to the wider motorway network and City Centre.
- Two good sized bedrooms.
- Dining room open plan to fitted kitchen.
- White bathroom suite on first-floor with spotlights.
- Tremendous doorstep convenience to include a short walk to the Royal Victoria Hospital, St. Mary's University College and an abundance of amenities on the nearby Falls Road.
- Early viewing recommended.





GROUND FLOOR

Upvc front door to;

ENTRANCE PORCH

Inner door to;

LIVING ROOM

Bay window, attractive fireplace with open fire, access to;

DINING ROOM

Wooden effect strip floor, open plan to;

KITCHEN

Range of high and low level units, single drainer stainless steel sink unit, spotlights, partially tiled walls, tiled floor.

FIRST FLOOR

WHITE BATHROOM SUITE

Bath with mixertaps, electric shower unit, low flush w.c, wash hand basin and storage unit, vertical radiator, spotlights, partially tiled walls, tiled floor.

BEDROOM 1

Laminated wood effect floor.

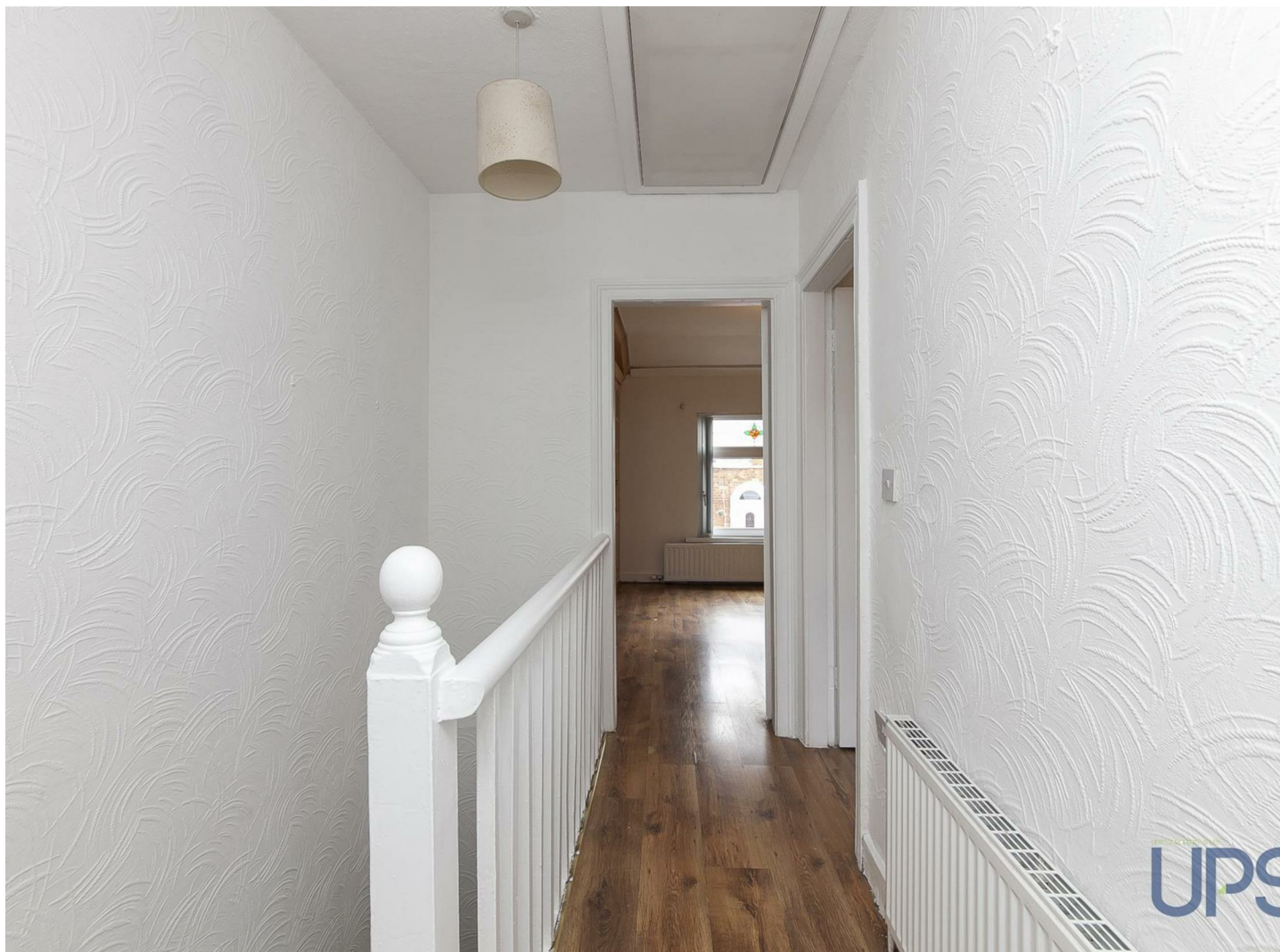
BEDROOM 2

Laminated wood effect floor.

OUTSIDE

Enclosed rear yard.

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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 Kelly-Ann 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. 16851891

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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