



## 45 SPRINGFIELD ROAD, BELFAST, CO ANTRIM, BT12 7AB



A substantial end town house that commands an excellent corner position with fantastic convenience with good road frontage within this busy hub on the Springfield Road. Boasting excellent, well appointed accommodation throughout the property offers potential lending itself to a wide variety of use. Mostly double glazed windows in Upvc frames. Gas fired central heating system. Fitted kitchen. White bathroom suite. Large covered storage area to rear. Competitively priced to allow for further investment / modernisation / redevelopment. Fantastic investment opportunity with good potential. Well worth a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		66
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £99,950

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## Key Features

- Substantial end town terrace.
- Four bedrooms.
- White bathroom suite.
- Mostly double glazed windows.
- Fantastic investment opportunity.
- Excellent corner position.
- Fitted kitchen.
- Large covered storage area to rear.
- Competitively priced to allow for further modernisation.
- Well worth a viewing.



## **GROUND FLOOR**

### **ENTRANCE HALL**

To;

### **ENTRANCE PORCH**

To;

### **LIVING ROOM**

20'0 x 11'9

### **KITCHEN**

9'8 x 9'1

Range of units, sink unit, plumbed for washing machine, extensive storage.

## **FIRST FLOOR**

### **BEDROOM 1**

14'8 x 12'2

### **BEDROOM 2**

9'8 x 9'2

### **BATHROOM**

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

## **SECOND FLOOR**

### **BEDROOM 3**

14'8 x 11'1

### **BEDROOM 4**

9'8 x 9'1

### **OUTSIDE**

Rear enclosed 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 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. 18006987**

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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