



## 10 BEECHMOUNT STREET, FALLS ROAD, BELFAST, BT12 7NG



An extended substantial period red brick town house that enjoys a prominent position within this established location popular with investors and first time buyers. Four exceptional comfortable, double bedrooms. Principle bedroom with luxury ensuite shower room. Second bedroom with a further luxury ensuite shower room. Lounge open to dining area. Extended luxury fitted kitchen. White bathroom suite ( first floor ) Upvc double glazed windows / gas fired central heating system. Separate w.c on landing. Good, fresh, youthful presentation throughout. Fantastic doorstep convenience within easy walking distance of the RVH / local shops / schools / transport links to include the Glider service. Tremendous, well appointed accommodation throughout / investment opportunity. 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		67	73
(39-54) E			
(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

- Extended red brick town house offering impressive accommodation.
- Ensuite shower rooms to both bedroom 1 and bedroom 2.
- Extended luxury fitted kitchen.
- Separate w.c on landing.
- Gas fired central heating.
- Four excellent bright double bedrooms.
- Lounge open to dining area.
- Contemporary finished White bathroom suite.
- Upvc double glazing.
- Good, fresh, youthful presentation throughout.





## GROUND FLOOR

Upvc double glazed entrance door to;

### ENTRANCE HALL

Ceramic tiled floor.

### LOUNGE

12'1 x 11'6  
Archway to;

### DINING AREA

11'5 x 11'4

### EXTENDED LUXURY FINISHED KITCHEN

13'9 x 7'4  
Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, 4 ring ceramic hob, integrated fridge and freezer, plumbed for washing machine, integrated dishwasher.

## FIRST FLOOR

### BEDROOM 1

13'9 x 12'6  
Wooden effect strip floor.

### ENSUITE SHOWER ROOM

Fully tiled shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush w.c.

### BEDROOM 2

11'2 x 8'2  
Wooden effect strip floor.

### WHITE BATHROOM SUITE

Panelled bath, wash hand basin, low flush w.c, tiling, telephone hand shower, shower screen.

### SEPARATE W.C.

Low flush w.c, wash hand basin.

### BEDROOM 3

14'2 x 11'8

### ENSUITE SHOWER ROOM

Fully tiled shower cubicle, wash hand basin, low flush w.c.

### BEDROOM 4

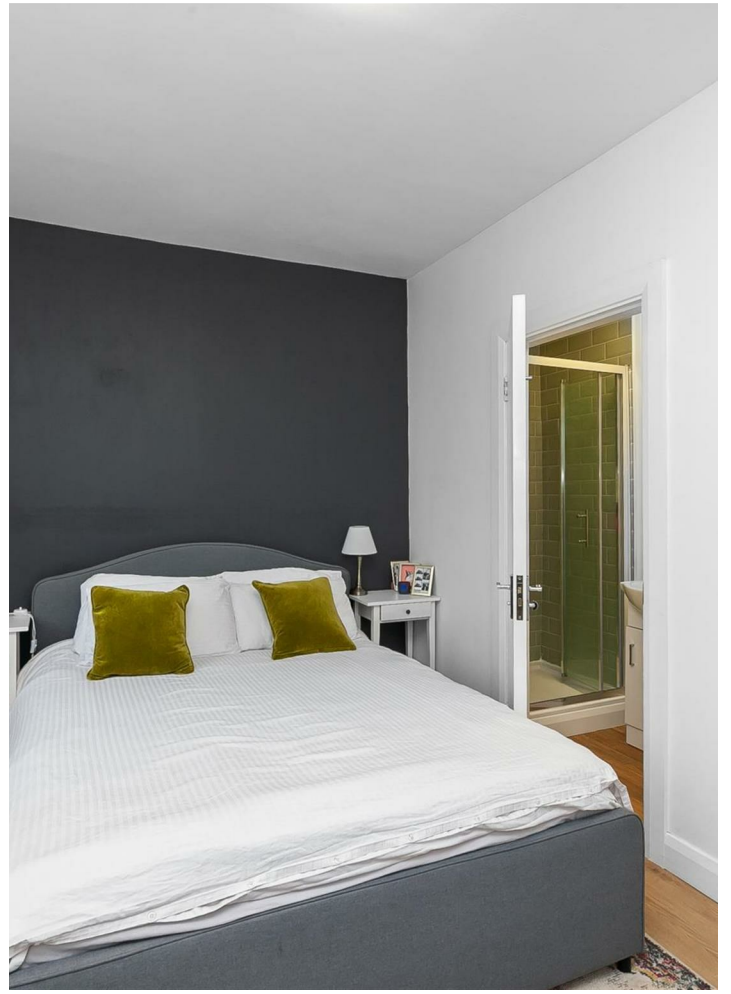
10'7 x 9'5

### OUTSIDE

Rear enclosed yard.

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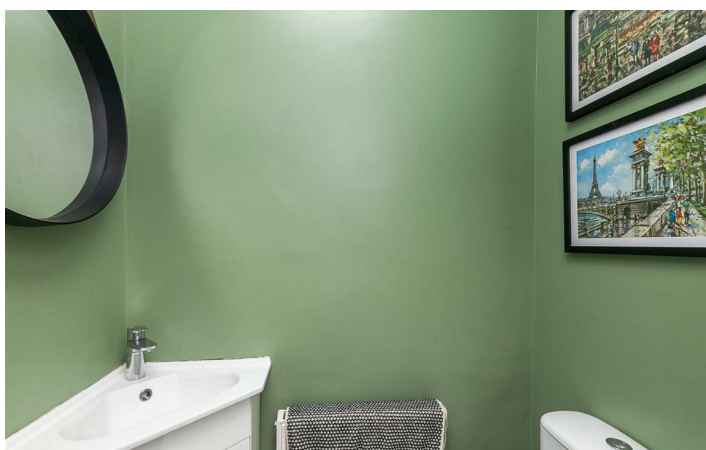
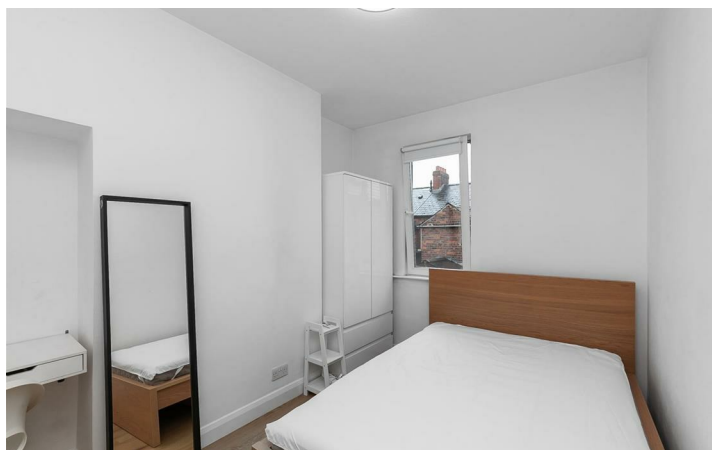








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Questions you may have.

**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. 18029559**

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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