



32 GARTREE PLACE, ANDERSONSTOWN, BELFAST, BT11

8LR

A comfortable, well maintained and presented mid town home that enjoys a prominent position within this established location, popular with first time buyers and young families. Three good, bright, comfortable bedrooms and one generous reception room. Fitted kitchen open to a casual dining area. White bathroom suite with feature Jacuzzi bath and separate shower cubicle. Upvc double glazed windows / eaves and fascia in Upvc / feature Upvc double glazed back door and newly fitted composite front dor. Gas fired central heating system (Worcester boiler) Good presentation. Private, mature and secluded rear garden. Chain free / immediate possession.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	72
(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 £159,950

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Key Features

- Comfortable, well maintained and presented mid town house with private gardens.
- One generous reception room.
- White bathroom suite with feature Jacuzzi bath and separate shower cubicle.
- Newly fitted composite front door.
- Extensive private rear gardens / Good presentation.
- Three good, bright comfortable bedrooms.
- Large Fitted kitchen open to a casual dining area.
- Upvc double glazed windows / eaves and fascia in Upvc.
- Gas fired central heating system (Worcester boiler)
- Chain free / immediate possession.





GROUND FLOOR

Composite front door to;

ENTRANCE HALL

Wooden effect strip floor.

LOUNGE

16'8 x 12'7

Bay window, feature antique cast iron fireplace with tiled inset, wooden effect strip floor.

LARGE KITCHEN / DINING AREA

19'8 x 9'1

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, ceramic hob, under oven, tiling, wooden effect strip floor, gas boiler(Worcester boiler), cloaks spaced downstairs.

FIRST FLOOR

BEDROOM 1

12'8 x 8'5

Built-in robes.

BEDROOM 2

11'9 x 10'7

Built-in robes.

BEDROOM 3

9'6 x 7'1

WHITE BATHROOM SUITE

Feature jacuzzi bath, low flush w.c, pedestal wash hand basin, fully tiled shower cubicle, electric shower unit, tiling, ceramic tiled floor.

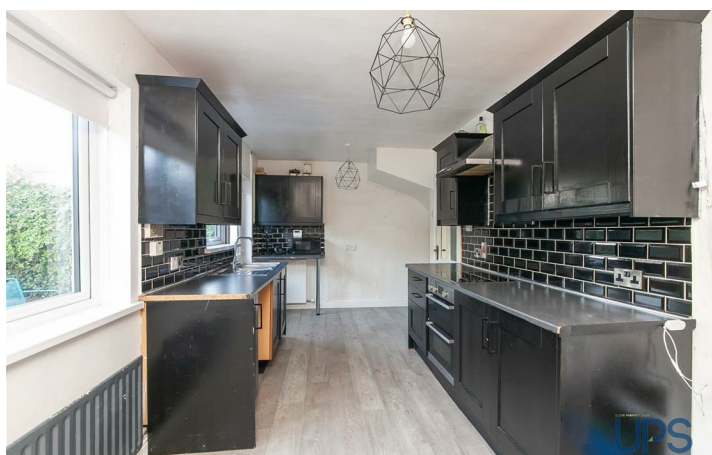
ROOFSPACE

Approached via slingsby type ladder.

OUTSIDE

Mature gardens to front with lawns and high hedging, private rear mature gardens with lawns and further hedging, storage.

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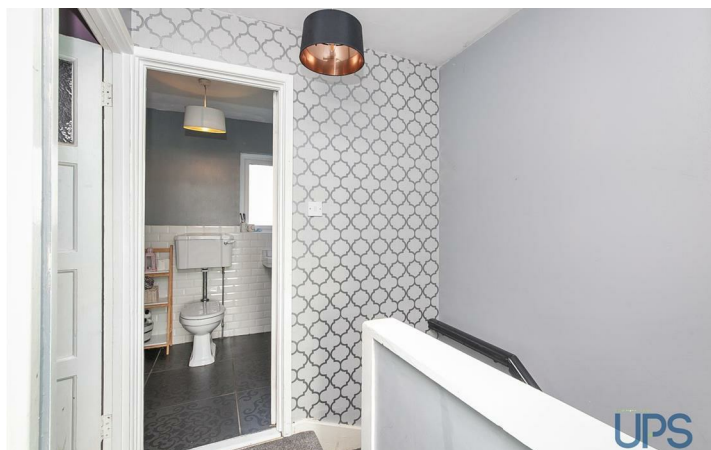








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Questions you may have.

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. 18206629

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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