



## 66 HAWTHORN VIEW, HANNAHSTOWN, BELFAST, BT17 0RN



Open to cash offers only. This property requires extensive refurbishment throughout and is sold as seen. Five bedrooms, principal bedroom with private en-suite facility. Three reception rooms to include a conservatory. Kitchen area open plan to a dining space. Separate utility room. Oil-fired central heating (not tested). Partially Upvc double glazed. Off-road car parking. Chain free. Unconditional cash offers invited only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(29-38)	F		
(1-28)	G	1	1
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

ASKING PRICE £185,000

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### Key Features

- Open to unconditional cash offers only.
- Five bedrooms, principle bedroom with ensuite shower facility.
- Kitchen open to dining space.
- Oil fired central heating / Partial Upvc double glazing.
- Off road carparking.
- Extensive refurbishment required throughout.
- Three reception rooms to include a conservatory.
- Separate utility room.
- Close to lots of schools, shops and transport links as well as an abundance of amenities in Andersonstown.
- Chain free.





## GROUND FLOOR

Upvc double glazed front door to:

### SPACIOUS ENTRANCE HALL

To:

### LIVING ROOM

### KITCHEN / DINING AREA

### CONSERVATORY

## FIRST FLOOR

### BEDROOM 1

### ENSUITE SHOWER ROOM

Low flush w.c, shower cubicle.

### BEDROOM 2

### BEDROOM 3

### BEDROOM 4

### BEDROOM 5

### BATHROOM

Low flush w.c, bath, wash hand basin.

### OUTSIDE

Off road carparking.

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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. 18218694**

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.

ULSTERPROPERTYSALES.CO.UK

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