

## 4 WESTROCK CRESCENT, BELFAST, BT12 7QN

A substantial, well presented and maintained end town house within this popular cul de sac location popular with first time buyers and young families . Three good, bright, comfortable bedrooms. One generous reception room. Luxury recently installed white high gloss fitted kitchen open to a casual dining area. White bathroom suite. Upvc double glazed windows / gas fired central heating system. Downstairs cloakroom / w.c. Good, fresh, youthful presentation. Chain free. Excellent first time buy. 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £139,950

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### Key Features

- A substantial, well presented and maintained end town house.
- One generous reception room.
- White bathroom suite.
- Downstairs cloakroom / w.c.
- Chain free.
- Three good, bright, comfortable bedrooms.
- Luxury recently installed High gloss fitted kitchen open to a casual dining area.
- Upvc double glazed windows / gas fired central heating.
- Good, fresh, youthful presentation.
- Excellent first time buy / well worth a visit.





## GROUND FLOOR

Feature entrance door to;

### ENTRANCE HALL

Wooden effect strip floor.

### LOUNGE

13'9 x 11'9

Wooden effect strip floor, feature shelving, bay window.

### LUXURY FITTED KITCHEN / DINING AREA

17'7 x 12'2

Range of high and low level units, formica work surfaces, single drainer modern sink unit, 4 ring ceramic hob, underoven, overhead extractor hood, feature ?, plumbed for washing machine, fridge and freezer, feature flooring, cloaks downstairs.

### DOWNSTAIRS

#### CLOAKROOM

Separate wc, wash hand basin, ceramic tiled floor.

#### REAR PORCH

Upvc double glazed back door.

### FIRST FLOOR.

#### LANDING

Gas boiler, separate built-in robe.

#### BEDROOM 1

11'6 x 10'9

Double built-in robe, wooden effect strip floor.

#### BEDROOM 2

12'2 x 9'8

Wooden effect strip floor.

#### BEDROOM 3

9'2 x 7'2

Wooden effect strip floor.

#### WHITE BATHROOM SUITE

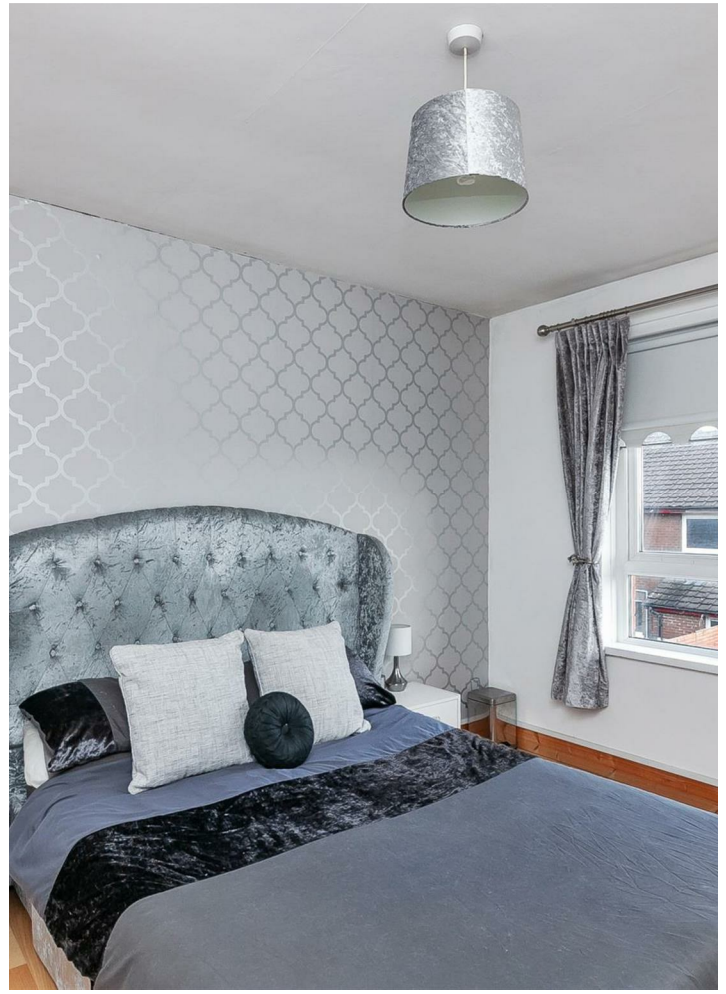
Panelled bath, thermostatically controlled shower unit with feature shower head, wash hand, low flush W.c, wall coverings, chrome heated towel rail, feature flooring.

#### OUTSIDE

Gardens to front and rear, secure and private to rear, feature area to front with decorative pillars.

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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. 18216825**

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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