



## 54 APPLETON PARK, FINAGHY ROAD NORTH, BELFAST, BT11 9JE



An unique opportunity to acquire an impressive, extended family home that offers substantial, well proportioned luxurious living accommodation throughout within this established residential area only minutes walk from Finaghy Road North. Five comfortable bright well appointed bedrooms. Three reception rooms plus a Study. Extended luxury fitted kitchen / dining / Extended living area with patio doors / separate Ironing room. Extended downstairs luxury white bathroom suite with feature roll top bath. Upvc double glazed windows / doors / eaves and fascia also in Upvc. Luxury white bathroom suite with feature stone effect tiling. Extensive wall paneling with feature moulding / cornice. Feature internal doors. Feature floor coverings Gas central heating system. Good, fresh, youthful presentation throughout. Tremendous doorstep convenience with easy access / walking distance to good transport links to include the Finaghy Road Rail hub / Devenish complex, schools and shops. Private residential cul de sac location. well worth a visit. EPC C73.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	73
(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 £269,950

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### Key Features

- Outstanding extended semi detached substantial family home / Five excellent well appointed bedrooms.
- Extended downstairs bathroom.
- Separate Ironing room.
- Gas central heating system.
- Secure landscaped private rear garden.
- Three reception rooms plus Study.
- Extended luxury kitchen / Dining / Living area.
- Luxury white bathroom suite.
- Upvc double glazed windows / doors / eaves and fascia.
- Private cul de sac location.





## GROUND FLOOR

### EXTENDED ENTRANCE PORCH

Ceramic tiled floor, storage understairs.

### ENTRANCE HALL

Feature tiled floor, feature corning, mouldings, feature internal doors to;

### EXTENDED LOUNGE

19'0" x 11'7"

Feature marble effect fireplace with marble inset and hearth, wooden effect strip floor, feature double book cases, corning, extended bay window, double doors to;

### LIVING ROOM

9'8" x 8'6"

### EXTENDED LIVING / DINING

78'9" x 16'8"

Outstanding range of high and low level units, feature work tops, single drainer stainless steel sink unit, feature island, integrated dishwasher, integrated fridge and freezer, feature flooring / tiling, velux window, Beling 7 ring range.

### IRONING ROOM

Range of units.

### WHITE BATHROOM SUITE

Low flush w.c, wash hand basin, roll top separate bath, telephone hand shower, tiling, ceramic tiled floor.

### STUDY

10'7" x 7'9"

## FIRST FLOOR

### MASTER BEDROOM 1

14'4" x 11'4"

Wooden effect strip floor.

### BEDROOM 2

9'7" x 11'6"

Wooden effect strip floor.

### BEDROOM 3

15'3" x 6'7"

Wooden effect strip floor.

### BEDROOM 4

8'4" x 6'8"

### BEDROOM 5

9'8" x 7'5"

Velux window.

### LUXURY WHITE BATHROOM SUITE

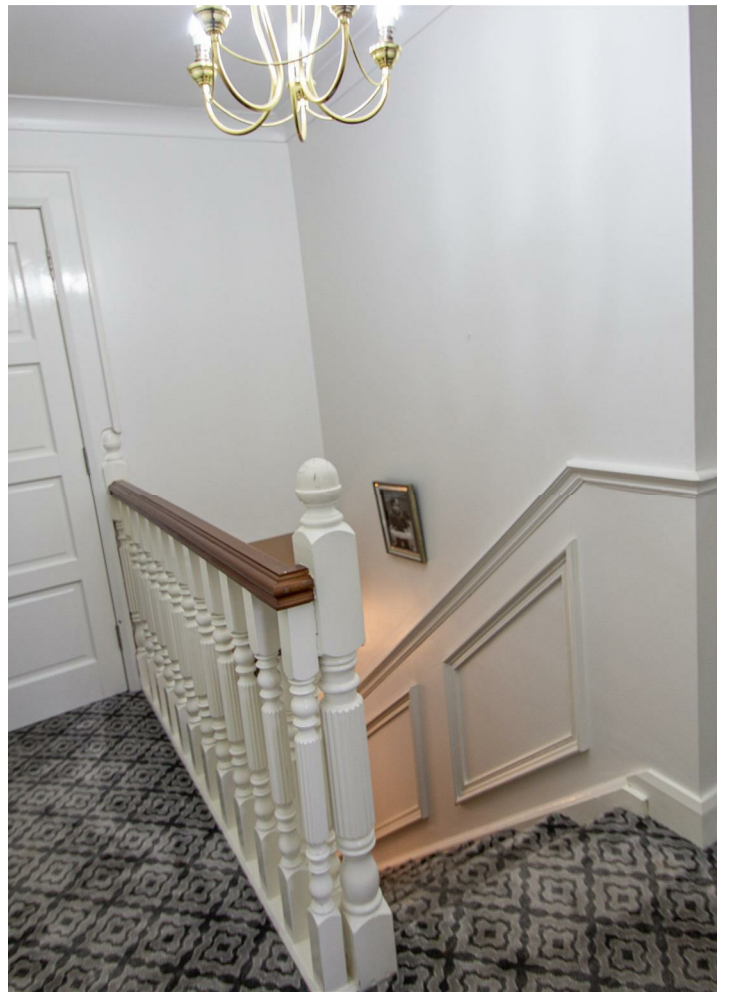
Panelled bath, telephone hand shower, semi pedestal wash hand basin, low flush w.c, panelled bath, shower screen, feature shower, feature wall tiling and flooring.

### OUTSIDE

Driveway / carparking to front while secure and private to rear with feature paving, high fencing, outside lights, secure power point.

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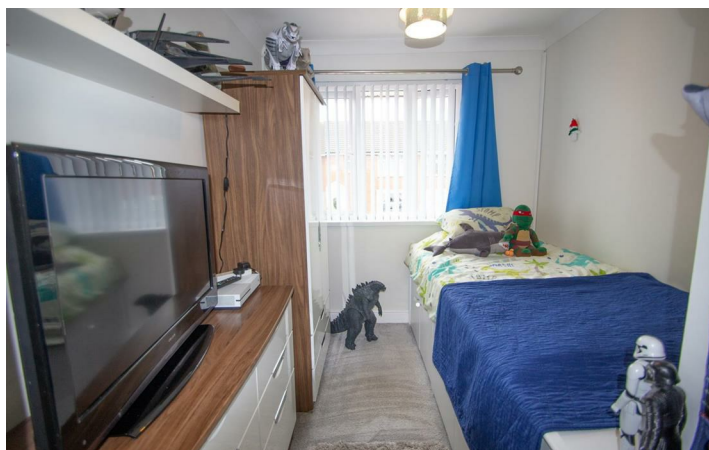
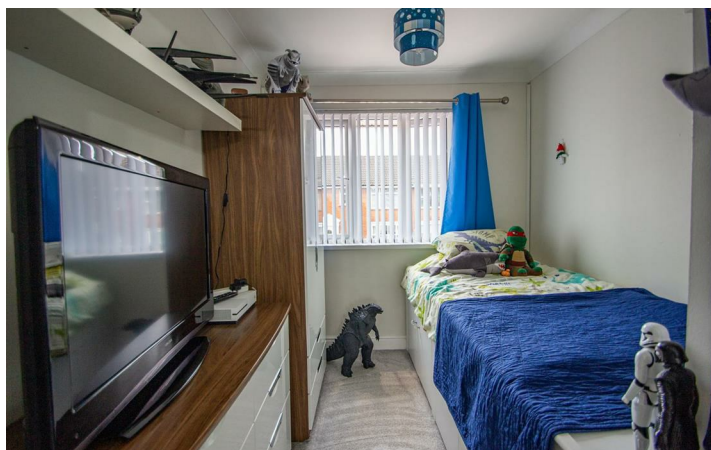








# 54 APPLETON PARK, FINAGHY ROAD NORTH, BELFAST, BT11 9JE



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. 18224578**

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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