



## 26 BROOKE DRIVE, BLACKS ROAD, BELFAST, BT11 9NH

A rare opportunity to acquire this extended, semi-detached home, superbly placed within this established and highly sought-after residential location just off the Blacks Road and therefore enjoying proximity to lots of nearby schools, shops, and transport links along with the motorway network and Glider service on the Stewartstown Road, the property is also conveniently close to both Belfast and Lisburn as well as arterial routes and an abundance of amenities in Andersonstown.

The accommodation extends to around an impressive 1331 sq ft and is offered for sale chain-free and is briefly outlined below.

Four bedrooms and a white bathroom suite at first-floor level.

On the ground floor there is a welcoming entrance hall leading to a large living room as well as access to an additional second reception room and an extended fitted kitchen, which is open plan to a sizeable dining/entertaining area that also has access to a separate utility area.

Other qualities include an attached garage that has light and power, as well as off-road car parking and front and rear gardens. There is also double glazing and oil-fired central heating.

The location is in much demand and is well serviced with excellent nearby amenities, along with state-of-the-art leisure facilities, beautiful parklands, and adjacent to Colin Glen.



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		
	64	66
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £234,950



## Key Features

- Extended semi-detached home with sizeable living space extending to around an impressive 1331 sq ft and perfectly set in this desired location.
- Two separate reception rooms to include a large living room.
- White bathroom suite with separate shower cubicle.
- Attached garage with light and power.
- Close to lots of schools, shops, and transport links, along with the Glider service on the Stewartstown Road and motorway network.
- Four good-sized bedrooms.
- Large fitted kitchen open plan to a dining/entertaining area with a separate utility room.
- Privately enclosed, flagged rear garden.
- Double glazing / Oil fired central heating.
- Adjacent to Colin Glen, Ireland's leading adventure park, and accessibility to both Belfast and Lisburn, plus much more!





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

Tiled floor.

### LOUNGE

20'5 x 7'9

Wooden effect strip floor.

### LIVING ROOM

26'4 x 13'4

Laminated wood effect floor, cornicing.

### KITCHEN / DINING AREA

19'1 x 10

Range of high and low level units, single drainer stainless steel 11/2 bowl sink unit, display cabinet, extractor fan, built-in hob and underoven, partially tiled walls, tiled floor, wood strip ceiling, spotlights, open plan to sizeable dining space, storage cupboard. Access to:

### UTILITY ROOM

Tiled walls and floor, wood strip ceiling, Upvc double glazed back door.

## FIRST FLOOR

### BEDROOM 1

14'3 x 10'7

Built-in robes, laminated wood effect floor.

### BEDROOM 2

11'10 x 7'11

Laminated wood effect floor.

### BEDROOM 3

10'5 x 8'9

Laminated wood effect floor.

### BEDROOM 4

11'3 x 6'8

Laminated wood effect floor, built-in robes.

### WHITE BATHROOM SUITE

Bath, separate shower cubicle, electric shower unit, low flush w.c, wash hand basin, chrome effect sanitary ware.

### OUTSIDE

Privately enclosed, flagged rear garden, outdoor tap, well maintained front garden, off road carparking to;

### ATTACHED GARAGE

27'3 x 8'4

Light and power, roller door, pedestrian door, oil fired boiler.



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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. 18229148**

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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