

11 NORTH LINK, ANDERSONSTOWN, BELFAST, BT11 8HW

A rare opportunity to purchase this attractive and extended mid-terrace home, ideally positioned within the heart of Andersonstown, and therefore enjoys tremendous doorstep convenience to include accessibility to lots of schools, shops, and transport links, along with the Glider service and an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities, cafes, restaurants, and so much more!

Perfect for any young and growing family as well as those seeking superb convenience. This home is a stone's throw away from North Link Playground and playing fields and has been extended to provide an additional downstairs wet room. The well-appointed accommodation is briefly outlined below.

There are three good-sized bedrooms on the first floor, as well as a bathroom suite and separate W.C. on the landing. In addition, there is access to a developed roof space via a pull-down ladder on the landing.

On the ground floor there is a welcoming entrance hall and a sizeable living room together with a kitchen that has an open-plan dining arrangement and as mentioned above, access to an extended downstairs wet room.

There is also a privately enclosed rear garden that has an outdoor tap and off-road car parking to the front, as well as oil-fired central heating and UPVC double glazing.

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	45	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

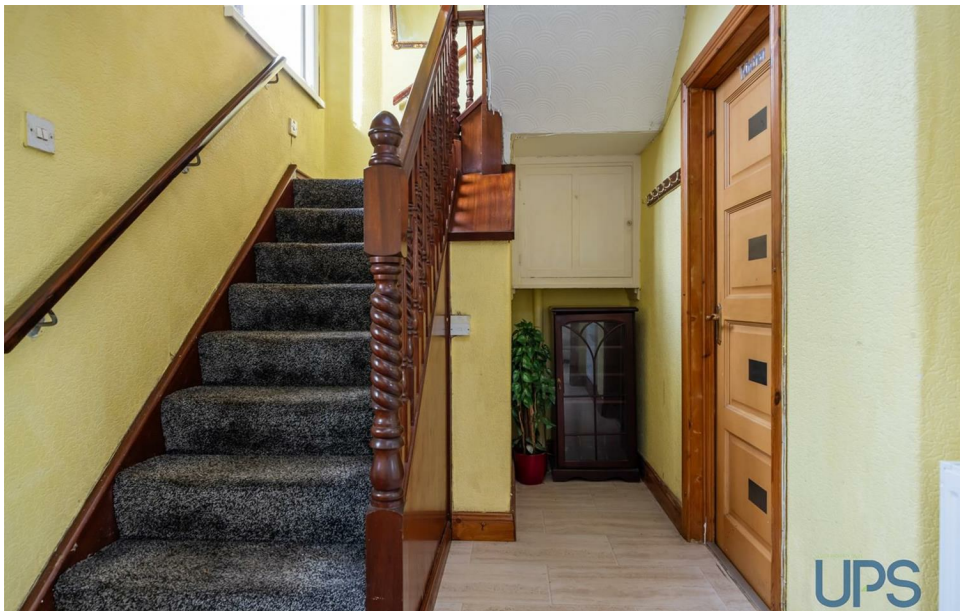
OFFERS AROUND £164,950

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Key Features

- Attractive and extended mid-terrace home, ideally positioned within the heart of Andersonstown, close to lots of schools, shops, and transport links along with the Glider service!
- Large living room.
- Extended downstairs wet room.
- Privately enclosed rear garden with outdoor tap and off-road car parking to the front.
- Offered for sale chain free and the property is ideally placed within walking distance to lots of amenities in Andersonstown along with state-of-the-art leisure facilities.
- Three good-sized bedrooms / access to a floored roof-space.
- Kitchen with open-plan dining arrangement.
- Additional bathroom at first floor level with separate W.C. on landing.
- Oil fired central heating / Upvc double glazing.
- Close to the Kennedy Centre with all its services, including Sainsbury's, as well as Lidl, Asda, and much more, the property is also close to arterial routes and the wider motorway network!





GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE HALL

To;

LIVING ROOM

19'4 x 10'2

KITCHEN / DINING AREA

11'11 11'11

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, open plan to dining space, spotlights.

DOWNSTAIRS WET ROOM

Shower facility, low flush w.c, pedestal wash hand basin.

FIRST FLOOR

Access from landing via a pull-down ladder to a developed roof space.

BEDROOM 1

11'6 x 6'4

Built-in robes.

BEDROOM 2

11'9 x 7'3

BEDROOM 3

11'6 x 11'4

BATHROOM

Bath, pedestal wash hand basin, electric shower unit.

LANDING

Separate w.c. Access to;

ROOFSpace

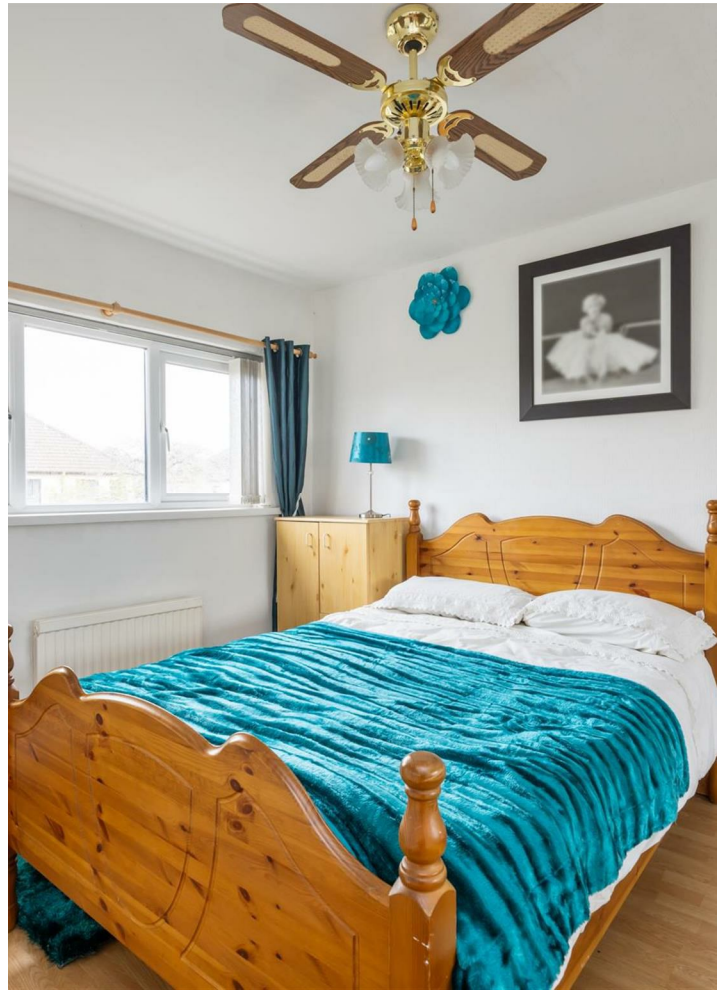
Access via pull down ladder.

OUTSIDE

Enclosed rear garden, outdoor tap, off road carparking, front garden.

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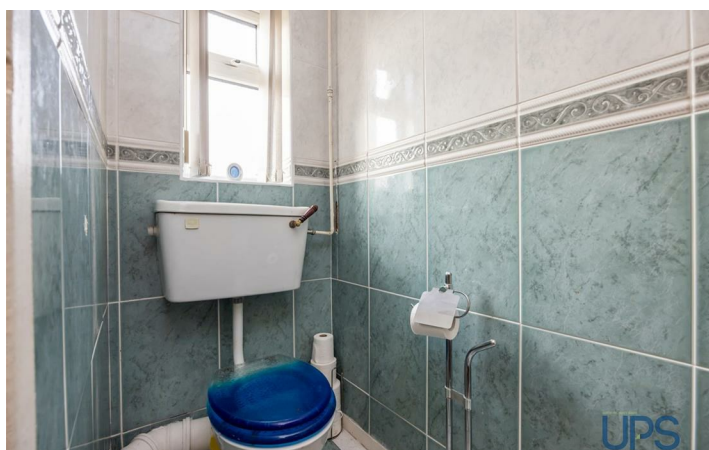
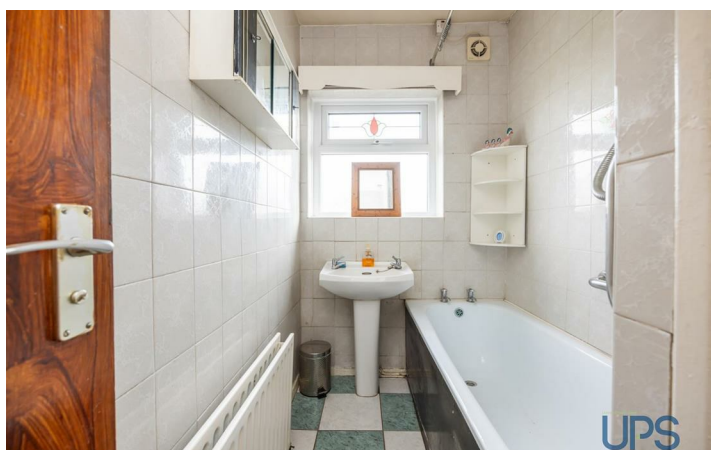
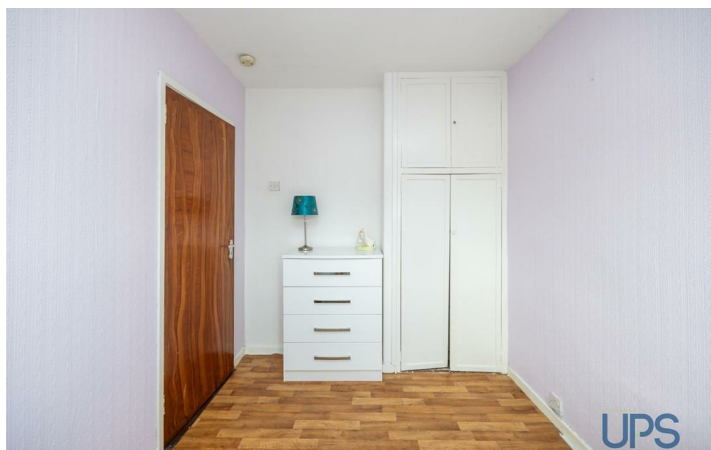
UPS



UPS



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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. 18248047

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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