



## 59 SPRINGFIELD ROAD, BELFAST, BT12 7AD



A very rare opportunity to purchase this extended, substantial period terrace home with double bay windows and substantial living space extending to around an impressive 960 sqft and enjoying tremendous doorstep convenience to include walking distance to an abundance of amenities along with the Royal Victoria Hospital, St. Mary's University College, and excellent transport links that include bus, taxi, and the Glider service, as well as the wider motorway network, arterial routes, and the city centre, to name a few!

The new multimillion-pound Grand Central Station is very close by, as are lots of facilities on the nearby Falls and Springfield Roads, and this striking home is sure to appeal to many; the accommodation is briefly outlined below:

Four good-sized bedrooms, a large principal bedroom with a feature bay window, and a modern shower room are positioned on the first floor.

On the ground floor there is an attractive entrance porch that has cornicing and access to a spacious and welcoming entrance hall that also has beautiful cornicing as well as access to a bright and airy living room with a bay window, cornicing, and a centre rose, together with access to a separate dining area that has double doors leading to the luxury-fitted kitchen/dining area.

Other qualities include gas-fired central heating and partial UPVC double glazing, as well as a well-maintained, privately enclosed rear patio that has an outdoor tap.

An extraordinary home with lots of further potential, and we have no hesitation in recommending an early viewing for this rare opportunity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(1-30)	G		
Not energy efficient - higher running costs			
Northern Ireland		59	68
EU Directive 2002/91/EC			

# OFFERS OVER £159,950



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### Key Features

- An extraordinary substantial period home with double bay windows, tremendous doorstep convenience and fantastic road frontage as well as period features.
- Four bedrooms, a large principal bedroom with a feature bay window.
- Bright and airy living with access to a separate dining area that has double doors leading to a fitted kitchen.
- Gas-fired central heating/partial double glazing.
- A short walk to the Glider service and an abundance of amenities on the Springfield and Falls Roads, along with schools, cafes, and much more.
- Fantastic living space spread over three stories and extending to around 960 sqft, and is a short walk from the Royal Victoria Hospital, St. Mary's University College, and excellent transport links.
- Modern shower room on first floor.
- Privately enclosed, well-maintained rear yard with outdoor tap.
- Accessibility to the city centre, a wider motorway network, arterial routes, and the new multi-million-pound Grand Central Station.
- Beautifully presented throughout, this well-appointed home is a star buy, and we strongly recommend viewing to avoid disappointment!





## GROUND FLOOR

Hardwood glass panelled front door to;

## ENTRANCE PORCH

Wood strip floor, cornicing, hardwood glass panelled inner door to;

## SPACIOUS AND WELCOMING ENTRANCE HALL

Wood strip floor, cornicing.

## LIVING ROOM

13'6 x 8'7  
Wood strip floor, bay window, cornicing, centre rose, attractive fireplace, access to;

## DINING ROOM

10'6 x 9'8  
Wood strip floor, double doors to;

## EXTENDED KITCHEN / DINING AREA

11'11 x 9'9  
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, plumbed for washing machine, stainless steel extractor fan, breakfast bar, integrated fridge and freezer, partially tiled walls, tiled floor, open plan to dining space, vertical radiator.

## FIRST FLOOR

## SPACIOUS LANDING

Stained glass window.

## LUXURY SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, spotlights, beautiful tiled walls and floor, pvc stripped ceiling.

## BEDROOM 1

13'6 x 12'8  
Feature bay window, laminated wood effect floor.

## BEDROOM 2

10'1 x 7'9  
Laminated wood effect floor.

Stairs to;

## SECOND FLOOR

## BEDROOM 3

10'2 x 6'2  
Laminated wood effect floor, Velux window.

## BEDROOM 4

12'0 x 10'2  
Laminated wood effect floor, attractive period fireplace.

## OUTSIDE

Well maintained, privately enclosed, flagged, low maintenance rear garden, outdoor tap., outdoor power sockets.



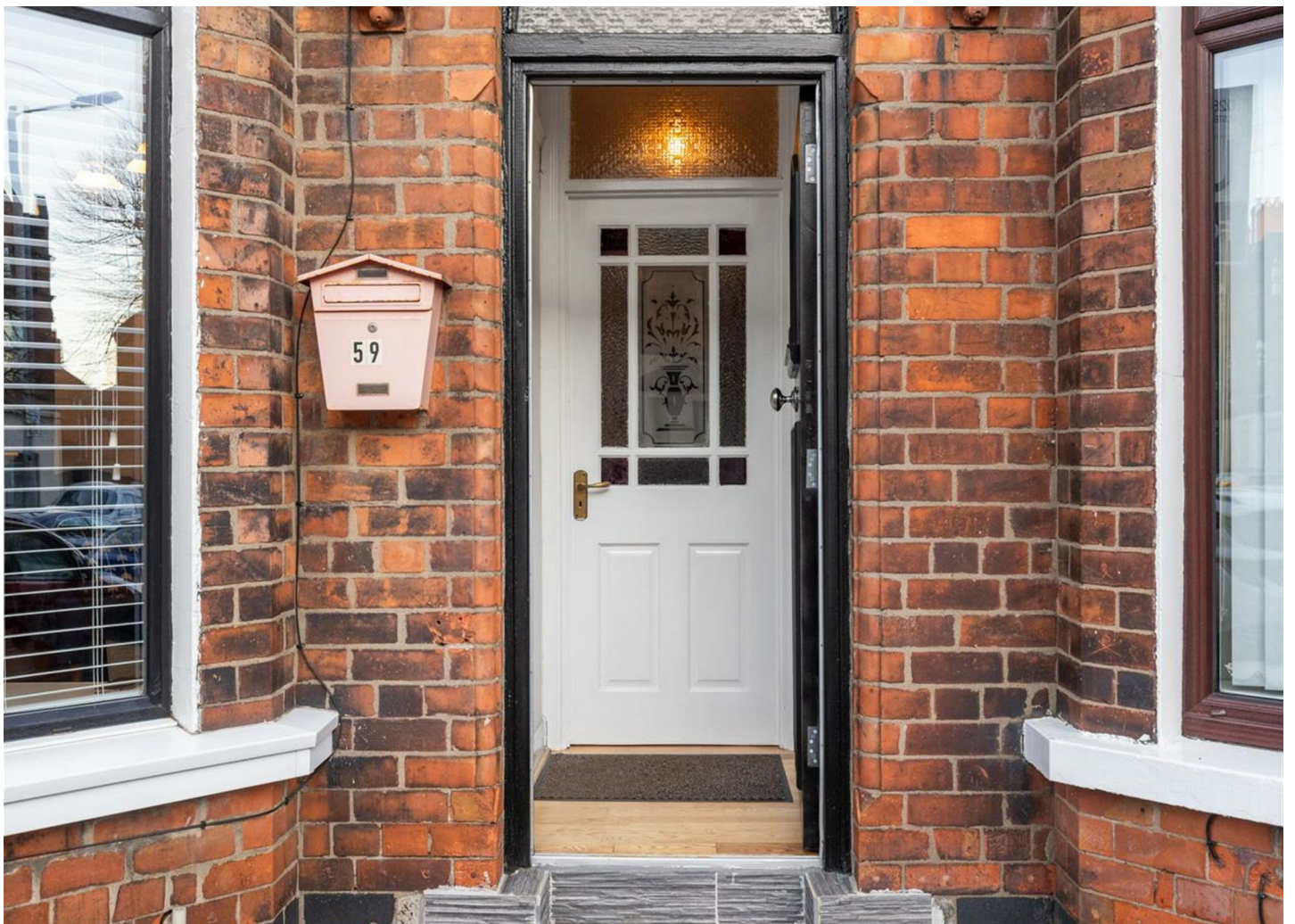
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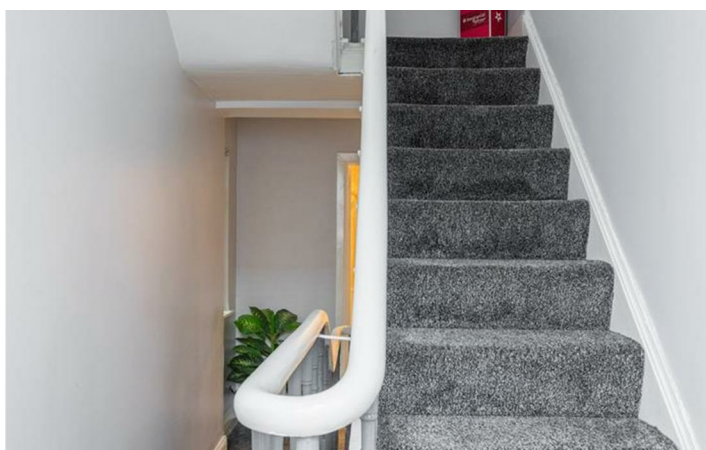
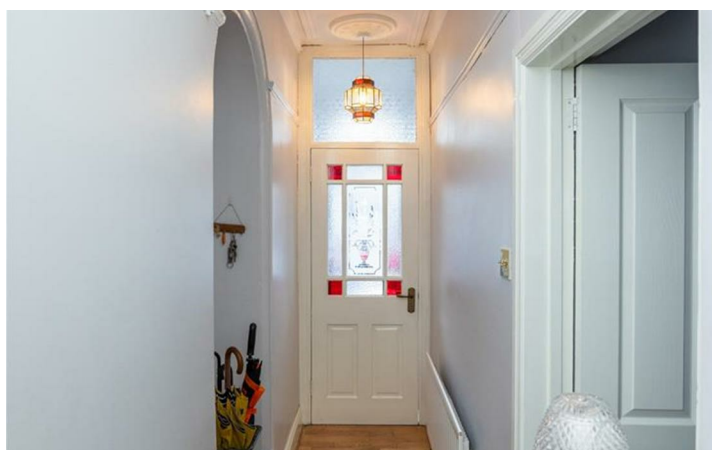
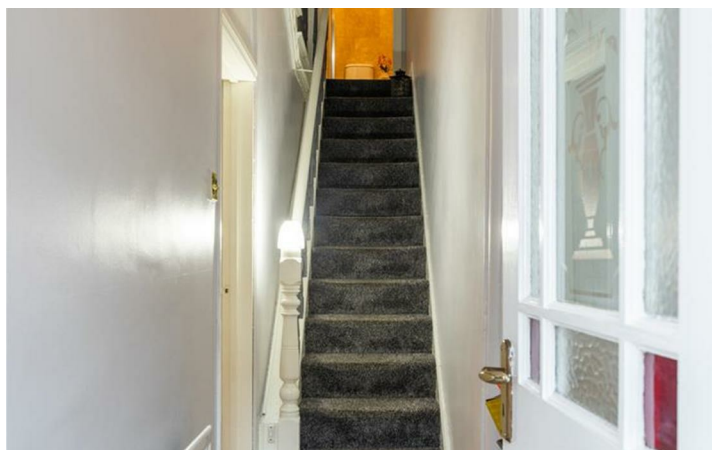








## 59 SPRINGFIELD ROAD, BELFAST, BT12 7AD



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 Gareth 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. 18255939**

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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