



11 ALTAN GROVE, LAGMORE ROAD, BELFAST, BT17 0UF



PUBLIC NOTICE

11 Altan Grove BT17 0UF

We are acting in the sale of the above property and have received an offer of £151,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating - 73c/75c

An attractive mid-terrace home ideally placed, tucked away in this popular cul-de-sac setting close to schools, shops, and transport links to include the Clider service and ease of access to both Belfast and Lisburn, as well as arterial routes and the motorway network, to name a few.

There is access to an excellent selection of schools, and the property is offered for sale chain-free, and the accommodation is briefly outlined below.

Three bedrooms and a white bathroom suite with a separate shower cubicle complete the first floor.

On the ground floor there is a living room and access to a kitchen that is open plan to a dining area, and there is also a downstairs W.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	75
(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			

ASKING PRICE £140,000

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Key Features

- An attractive mid terrace home ideally tucked away in this popular cul de sac setting.
- Living room / kitchen open plan to dining area.
- Upvc double glazing.
- Off road carparking and enclosed rear garden.
- Easily accessible to both Belfast and Lisburn.
- Three bedrooms.
- Downstairs w.c.
- Gas heating (not tested).
- Close to schools, shops and transport links to include the Glider service.
- Early viewing strongly recommended.





GROUND FLOOR

Upvc double glazed front door to:

SPACIOUS ENTRANCE HALL

To:

LIVING ROOM

13'5 x 11'2

KITCHEN / DINING AREA

17'3 x 9'6

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

REAR PORCH

Storage cupboard, Upvc double glazed back door.

DOWNSTAIRS W.C

Low flush w.c.

FIRST FLOOR

BEDROOM 1

11'7 x 9'9

BEDROOM 2

8'11 x 6'7

BEDROOM 3

9'6 x 9'8

WHITE BATHROOM SUITE

Bath, separate shower cubicle, low flush w.c, pedestal wash hand basin.

LANDING

Stairs to:

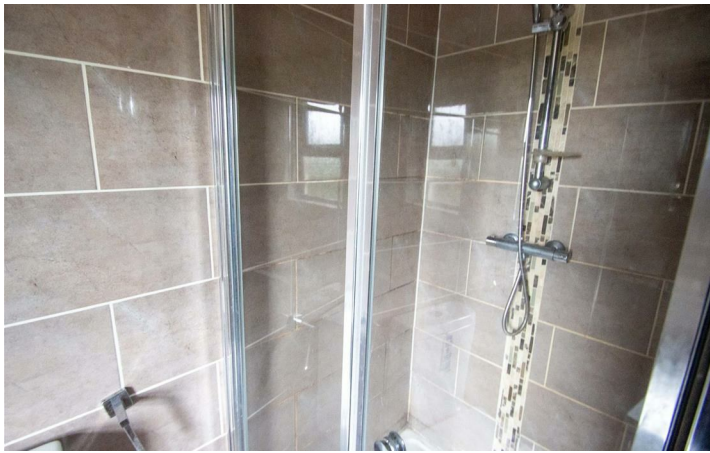
ROOFSPACE

Storage only.

OUTSIDE

Enclosed rear garden, off road carparking.

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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. 18271120

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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