



7 RIVERDALE PARK AVENUE, FINAGHY ROAD NORTH, BELFAST, BT11 9DP

A comfortable, extended end town house that enjoys a mature, south facing position. Within an easy walking distance of Finaghy Road North and all the convenience offered by this established residential area, the home offers: Three good, bright, comfortable bedrooms. One generous reception room / sliding doors to an extended rear porch. Fitted kitchen / dining area. Coloured bathroom suite. Developed, floored and sheeted roofspace / storage. Downstairs cloakroom / w.c. Double glazed windows / oil fired central heating system. Mature, private, well stocked gardens laid in lawns and planting. Double gates to driveway and car parking. A very unique opportunity to purchase a end-town house superbly placed within a short walk to Finaghy Road North and Andersonstown, where you will find an abundance of amenities as well as lots of schools and excellent transport links, to include the Glider service and Finaghy railway station, to name a few. Well worth a visit. Chain Free / Immediate possession.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94 plus) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
	68	36
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £154,950

7 RIVERDALE PARK AVENUE, FINAGHY ROAD NORTH, BELFAST, BT11 9ND

Key Features

- A comfortable, extended end town home that enjoys a mature south facing position.
- One generous reception room.
- Coloured bathroom suite.
- Downstairs cloakroom / w.c.
- Mature, private and well stocked gardens.
- Three good bright, comfortable bedrooms.
- Fitted kitchen / Dining area.
- Developed, floored and sheeted roofspace / storage.
- Double glazed windows / oil fired central heating system.
- Double gates to driveway / car parking.





GROUND FLOOR

OPEN ENTRANCE PORCH

DOWNSTAIRS W.C

Wash hand basin , low flush w.c.

ENTRANCE HALL

Storage understairs.

LOUNGE

16'8 x 13'8

Feature fireplace with inset and hearth, double glazed sliding patio doors to;

EXTENDED REAR PORCH

Garden access.

FITTED KITCHEN / DINING AREA

10'6 x 9'9

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, 4 ring hob, underoven, overhead extractor hood, plumbed for washing machine.

FIRST FLOOR

BEDROOM 1

12'6 x 10'2

BEDROOM 2

10'5 x 9'9

Built-in cupboard, hotpress with copper cylinder and immersion heater.

BEDROOM 3

10'6 x 7'3

BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush w.c, tiling.

DEVELOPED ROOFSpace

13'7 x 10'4

Floored and sheeted, velux window. Storage into eaves / light and power / Radiator.

OUTSIDE

Feature garden wall to front / double gates to driveway to front and side, extensive, mature site, well stocked gardens with mature planting and lawns, housed oil fired boiler / pvc tank to side.

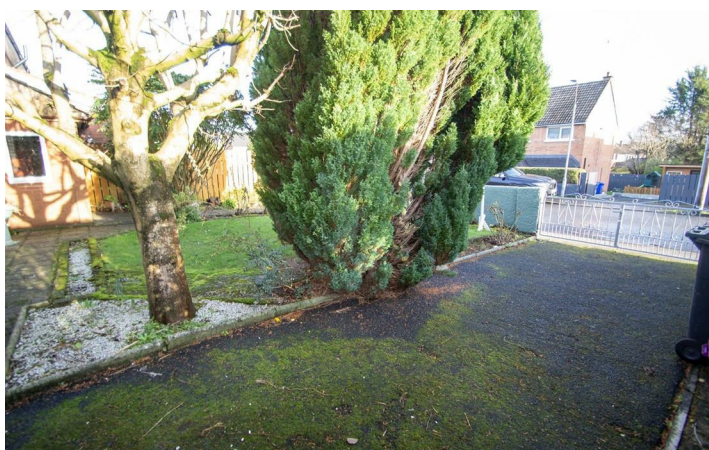
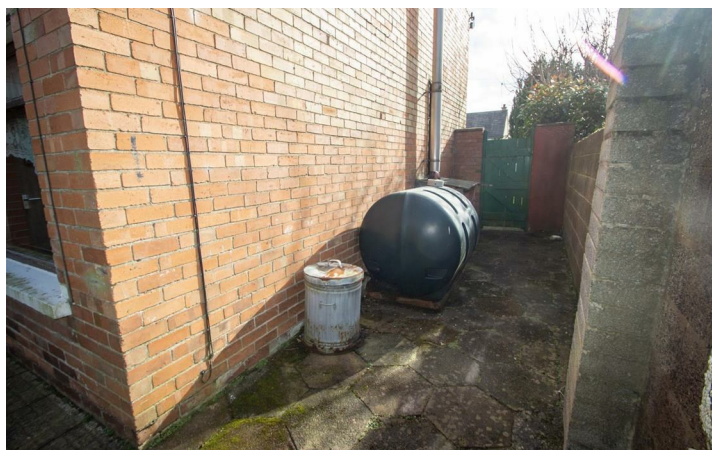
**7 RIVERDALE PARK AVENUE, FINAGHY ROAD NORTH, BELFAST, BT11
9ND**







7 RIVERDALE PARK AVENUE, FINAGHY ROAD NORTH, BELFAST, BT11 9ND



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 Conor 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. 18286796

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

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)
©Ulster Property Sales is a Registered Trademark