



6 ROCKVILLE STREET, BELFAST, BT12 7PB



Ideally positioned in the popular 'Rock Streets', this extended mid-terrace home enjoys tremendous doorstep convenience, including accessibility to lots of schools, shops and transport links along with the Glider service. The wider motorway network is also easily accessible, as are arterial routes, Boucher Road and the city centre, not to mention an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities and much more.

Two bedrooms at first-floor level.

Living room, kitchen and bathroom suite at ground floor level.

Other qualities include gas-fired central heating and UPVC double glazing as well as an enclosed rear yard.

The property is offered for sale chain-free and has been priced to allow for refurbishment. An extremely desirable location, and we have no hesitation in recommending an early viewing to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	71
(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			

OFFERS AROUND £94,950

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Key Features

- An extended mid-terrace home superbly placed in this highly sought-after location that enjoys tremendous doorstep convenience to include excellent transport links along with the Glider service!
- Two bedrooms.
- Kitchen.
- Gas-fired central heating / uPVC double glazing.
- Close to an abundance of amenities on the Falls and Andersonstown Roads as well as lots of schools, beautiful parklands and leisure facilities.
- Accessibility to the city centre, the Royal Victoria Hospital and St Mary's University College, as well as Boucher Road and Belfast City Hospital.
- Living room.
- Downstairs bathroom suite.
- Offered for sale chain free, the home has been priced to allow for refurbishment.
- Viewing strongly recommended!





GROUND FLOOR

Front door to entrance porch, inner door to;

LIVING ROOM

13'0 9"

KITCHEN

11'7 6"

Range of high and low level units, single drainer stainless steel sink unit;

REAR HALLWAY

Store cupboard housing the gas boiler.

DOWNSTAIRS WHITE

BATHROOM SUITE

Bath, shower unit, low-flush W.C., pedestal wash hand basin;

FIRST FLOOR

BEDROOM 1

11'7 9"

BEDROOM 2

11'8 6"

OUTSIDE

Enclosed rear yard.

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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 Kelly-Ann 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. 16900708

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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