



ULSTER PROPERTY SALES

# UPS

## ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 BENRAW ROAD,  
ANDERSONSTOWN,**

**OFFERS AROUND £159,950**



A rare opportunity to purchase this attractive red brick end-of-terrace home ideally placed on this extensive site offering lots of potential to extend further subject to normal consent and perfectly located within the heart of Andersonstown close to lots of schools, shops and transport links along with bus, taxi and the Glider service, not forgetting an abundance of amenities in Andersonstown including state-of-the-art leisure facilities, cafes, restaurants and much more!

The property extends to around 753 sq ft and enjoys tremendous doorstep convenience; the well-appointed living space is briefly outlined below.

Two good-sized bedrooms and a white bathroom suite at first-floor level.

On the ground floor there is a welcoming entrance hall and a large living room as well as a handy downstairs W.C. and a separate fitted kitchen.

Other qualities include gas-fired central heating and UPVC double glazing as well as privately enclosed extensive mature gardens.

The wider motorway network is easily accessible, as are arterial routes and the Kennedy Centre with its many stores and services, including Argos and Sainsbury's, as well as accessibility to Lidl and Asda/the Westwood shopping complex, together with the Boucher Road and ease of reach to the city centre.

Early viewing strongly recommended!



## Key Features

- Attractive red brick, end-of-terrace home ideally placed on this extensive site offering lots of potential to extend.
- Large living room.
- Separate fitted kitchen.
- Privately enclosed, extensive, mature gardens.
- Tremendous doorstep convenience and accessibility to excellent transport links along with bus, taxi and the Glider service.
- Two good sized bedrooms and white bathroom suite at first floor level.
- Downstairs w.c.
- Gas fired central heating system / Upvc double glazing.
- Close to an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities, cafes, restaurants and so much more.
- Early viewing strongly recommended.



### GROUND FLOOR

Upvc double glazed front door to:

#### ENTRANCE HALL

#### DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, gas boiler.

#### LIVING ROOM

10'8 x 18'8

Wooden effect strip floor, attractive fireplace with open fire.

#### KITCHEN

7'7 x 15'9

Range of high and low level units, single drainer stainless steel sink unit, Upvc double glazed back door.

### FIRST FLOOR

#### BEDROOM 1

12'4 x 10'3

Built-in robe.

#### BEDROOM 2

12'4 x 7'7

Built-in robe.

#### WHITE BATHROOM SUITE

Bath, telephone hand shower, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, spotlights, tiled walls and floor, storage cupboard, extractor fan.

#### OUTSIDE

Extensive, well maintained, mature, rear and side garden, outdoor tap.













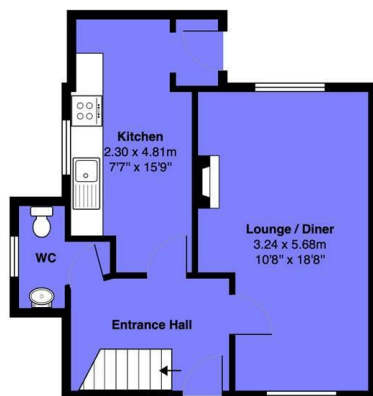






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Ground Floor



First Floor

Total Area: 69.9 m<sup>2</sup> ... 753 ft<sup>2</sup>

All measurements are approximate and for display purposes only

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.**

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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RENTAL DIVISION  
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