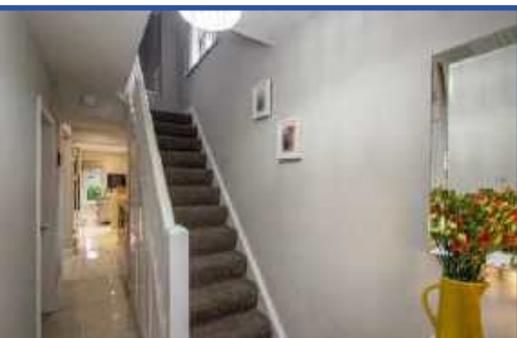




37 Andersonstown Crescent, Andersonstown

Offers Over £159,950

A most remarkable, superbly extended and extensively refurbished semi-detached home tucked away on this beautiful and peaceful position enjoying large, enclosed gardens and walking distance to the Glider service/transport links as well as the Kennedy Centre and its vast array of shops together with Lidl and Asda. The wider motorway network is also easily accessible as well as an excellent selection of schooling and leisure facilities not to mention Boucher Road and the City Centre only a short distance away. In brief the accommodation comprises; Three bedrooms. Living room with bay window. Up-graded fitted kitchen open plan to a magnificent recently extended additional living space that is a real eye-catching detail that gives it a unique wow factor and houses a feature multi-fuel burning stove. White bathroom suite on first floor. Gas central heating system. Upvc double glazing installed approximately two years ago. Comprehensively renovated/up-graded to include, new plastering, flooring with up-graded insulation, kitchen and bathroom and fantastically extended approximately two years ago providing a wonderful addition with Trocal roof and spotlights in soffits. An extraordinary home with a beautiful enclosed, tranquil rear garden together with this superior residential location and a home that is unique in many



37 Andersonstown Crescent, Andersonstown

GROUND FLOOR

Upvc double glazed front door to;

SPACIOUS ENTRANCE HALL

Beautiful tiled floor, storage understairs.

LIVING ROOM

13'4 x 8'8 (4.06m x 2.64m)

Bay window, wooden effect strip floor.

KITCHEN / DINING AREA

26'8 x 14'6 (8.13m x 4.42m)

Range of high and low level units, single drainer stainless steel sink unit, built-in 4 ring hob and underoven, stainless steel extractor fan, integrated fridge freezer, integrated washing machine, integrated dishwasher, beautiful partially tiled walls, vertical radiator, open plan to;

FEATURE LIVING SPACE

Beautiful tiled floor, multi fuel burning stove, spotlights, beautiful views over gardens , Upvc double glazed door.

FIRST FLOOR

MASTER BEDROOM 1

10'9 x 8'2 (3.28m x 2.49m)

BEDROOM 2

6'10 x 5'4 (2.08m x 1.63m)

BEDROOM 3

8'8 x 8'1 (2.64m x 2.46m)

WHITE BATHROOM SUITE

Bath with mixertaps, thermostatically controlled shower unit, low flush w.c, wash

hand basin and storage cabinet, chrome towel warmer, partially tiled walls and tiled floor, extractor fan.

OUTSIDE

Privately enclosed, well maintained, good sized rear garden, double external power socket, outside tap, sensor light and feature boundary lighting. Off road carparking / loose stone area to front.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	72
(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	

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.

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 Tracey Perry on 028 90605200

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up to 1.5% of the loan amount.

H0122181

PLEASE NOTE : TO AVOID ANY CONFUSION, ULSTER PROPERTY SALES DO NOT CHARGE ANY FEES FOR OUR MORTGAGE SERVICES.



NETWORK STRENGTH - LOCAL KNOWLEDGE

ULSTER PROPERTY SALES

UPS

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BALLYNAHINCH
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028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

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028 9072 9270

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028 4461 4101

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028 9064 1264

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028 9083 3295

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028 9066 1929

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028 9181 1444

RENTAL DIVISION
028 9047 1515