



13 WHITEROCK ROAD, BELFAST, CO ANTRIM, BT12 7PF



An extended semi detached property that enjoys a prominent position fronting the Whiterock Road while only minutes walking distance from the main Falls Road / shops / transport links to include the Glider service. Three good, comfortable, bright bedrooms and two reception rooms. Extended fitted kitchen with archway open to storage. First floor White bathroom suite. Upvc double glazed windows / gas fired central heating system. Good first time buy. Well worth a visit. Chain free. Exceptional doorstep convenience. Well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £119,950

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Key Features

- An extended semi detached property.
- Two reception rooms
- White bathroom suite.
- Gas fired central heating.
- Well worth a visit.
- Three good, comfortable bedrooms.
- Extended fitted kitchen.
- Upvc double glazing.
- Good first time buy.





GROUND FLOOR

ENTRANCE HALL

To:

LOUNGE / DINING ROOM

13'9 x 8'4

Feature fireplace with inset and hearth, Archway to:

EXTENDED FAMILY AREA

11'6 x 10'6

EXTENDED KITCHEN

15'8 x 8'1

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

EXTENDED REAR AREA / STORAGE

8'1 x 8'0

BEDROOM 1

14'2 x 9'1

BEDROOM 2

14'9 x 8'4

BEDROOM 3

8'3 x 5'4

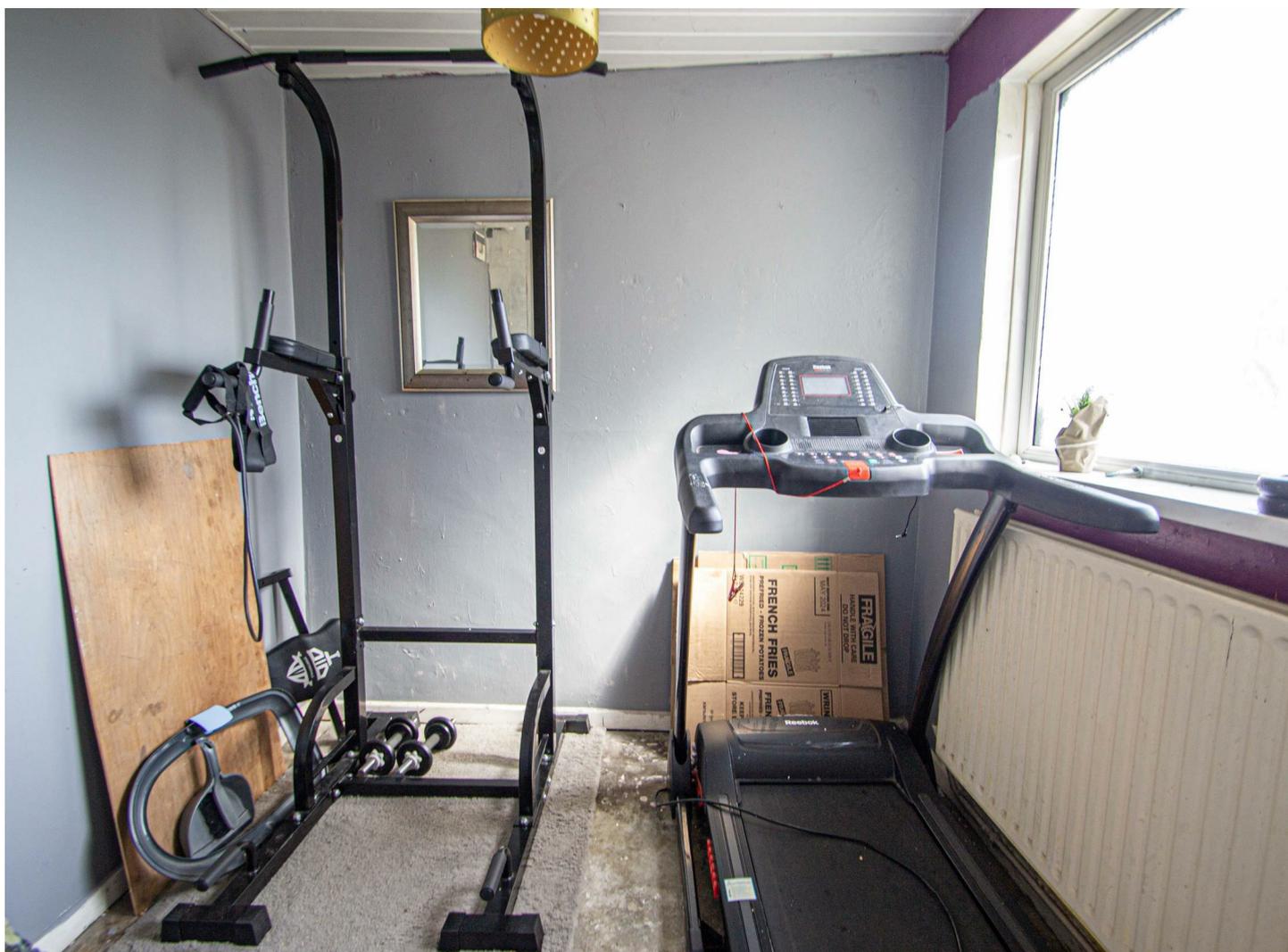
WHITE BATHROOM SUITE

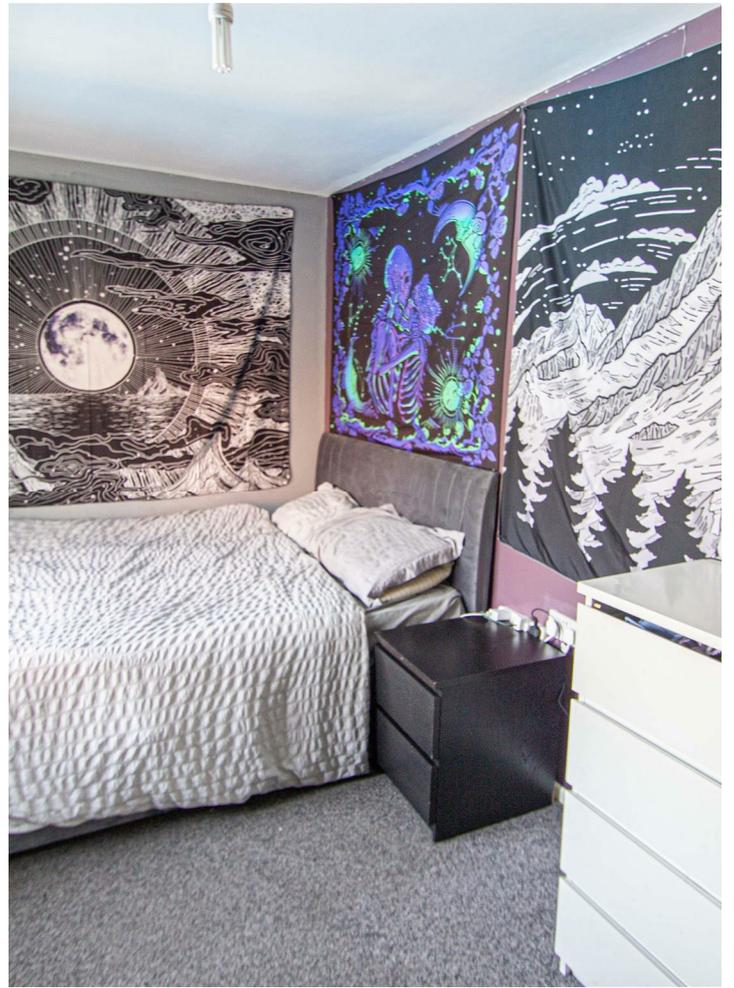
Panelled bath, pedestal wash hand basin, low flush w.c. tiling.

OUTSIDE

Rear enclosed 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 Marguerite 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. 16817272

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

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028 2565 7700

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