

25 BROOM CLOSE, DUNMURRY, BELFAST, BT17 0DR

A comfortable mid town house that enjoys this quiet, mature cul de sac position with a pleasant outlook with an open aspect, tree lined area to front. Three good, bright bedrooms. One generous reception room. Fitted kitchen / dining area. Large sun area / storage area. White shower suite. Partial Upvc double glazed windows. Gas fired central heating system. Fantastic first time buy within an established location. Chain free / immediate possession. Well worth viewing.

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

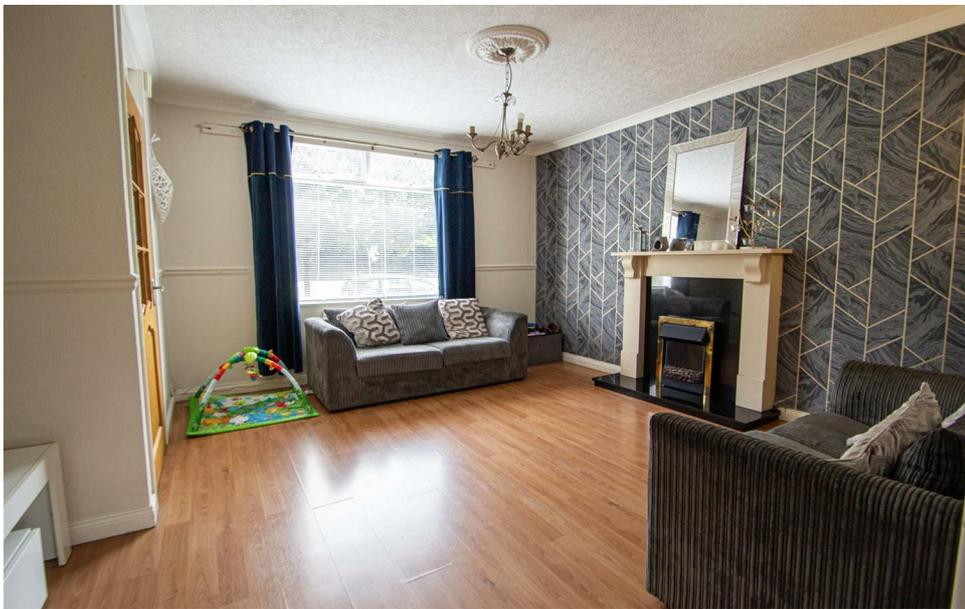
OFFERS AROUND £129,950

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Key Features

- Comfortable mid town house.
- One generous reception room.
- Large sun area / storage area.
- Partial Upvc double glazed windows.
- Fantastic first time buy.
- Three good, bright bedrooms.
- Fitted kitchen / dining area.
- White shower suite.
- Gas fired central heating.
- Chain free / immediate possession.





GROUND FLOOR

ENTRANCE HALL

To:

LOUNGE

14'6 x 14'4

Feature fireplace with inset and hearth.

KITCHEN / DINING AREA

11'4 x 10'1

Range of high and low level units, formica work surfaces, tiling, plumbed for washing machine.

REAR PORCH

Cloaks.

SUNROOM / STORAGE

14'8 x 12'3

Gas boiler.

FIRST FLOOR

BEDROOM 1

11'2 x 10'5

Built-in robes, wooden effect strip floor.

BEDROOM 2

12'1 x 11'1

Built-in robes.

BEDROOM 3

9'9 x 7'8

SHOWER ROOM

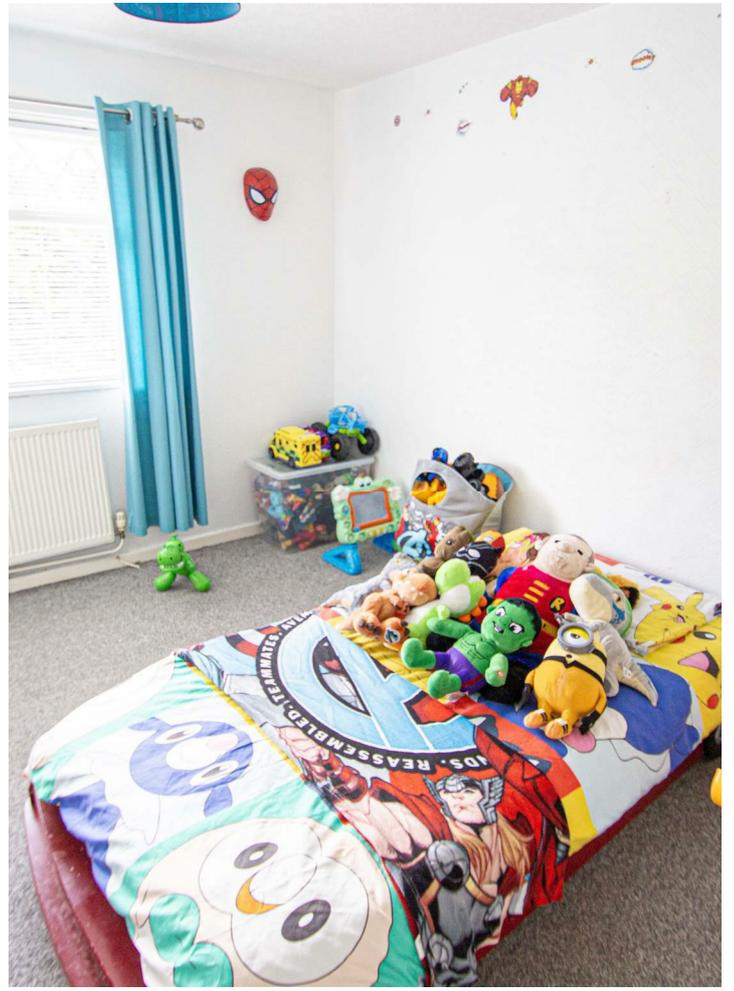
Tiled shower enclosure, wash hand basin, vanity unit, low flush w.c., tiling, electric shower unit.

OUTSIDE

Gardens to front with an open aspect, private and secure with flagging and fencing.

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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 Andersonstown 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. 17743888

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.

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