



220 LENADOON AVENUE, SHAWS ROAD, BELFAST, BT11 9HG



An impressive end town terrace that occupies a generous corner landscaped site fronting Lenadoon Avenue and minutes walking distance to Shaws Road / Glen road junction and all it's convenience. Four excellent, well appointed, bright double bedrooms. Two separate reception rooms. Large Fitted kitchen with a casual dining area. White bathroom suite. Upvc double glazed windows / eaves and fascia also in Upvc. Gas fired central heating system with a recently installed newly fitted Worcester boiler. Downstairs w.c / cloakroom. Private and enclosed rear gardens with separate pedestrian gate and secure fencing. Good youthful presentation throughout. Car parking to front. Fantastic first time buy. Exceptional doorstep convenience close to Schools / Shops / Transport links. Well worth a visit.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94 plus) A		
(81-93) B		
(69-80) C	74	74
(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		

£159,950

Key Features

- Impressive end town terrace offering substantial family living accommodation
- Four excellent, bright double bedrooms.
- Large Fitted kitchen / dining area.
- Upvc double glazed windows.
- Downstairs w.c. / Cloakroom
- Generous landscaped secure corner site.
- Two separate reception rooms.
- White bathroom suite.
- Gas fired central heating / recently upgraded Worcester gas boiler
- Car parking to front with private rear gardens





GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE HALL

DOWNSTAIRS

CLOAKROOM

Low flush w.c, wash hand basin. Tiling.

LOUNGE

14'8 x 13'8
Feature fireplace with inset and hearth. Feature flooring.

DINING ROOM

10'8 x 9'8
Feature flooring.

FITTED KITCHEN / DINING AREA

14'2 x 10'8
Range of high and low level units, formica work surfaces. Sink unit, tiling, plumbed for washing machine. feature flooring.

FIRST FLOOR

LANDING

Built-in robes / excellent storage

BEDROOM 1

12'2 x 9'2

BEDROOM 2

10'11 x 8'4

BEDROOM 3

11'2 x 9'3
Worcester gas boiler.

BEDROOM 4

8'78 x 8'1

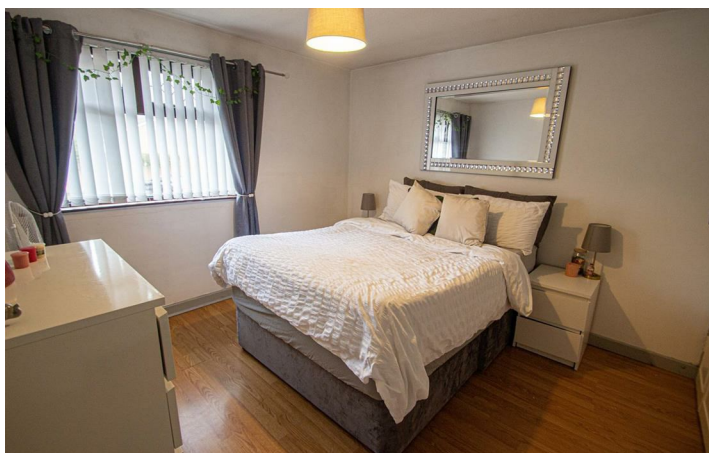
WHITE BATHROOM SUITE

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

OUTSIDE

Driveway to front, feature failings, enclosed and secure to rear with fencing, pedestrian gate to side. Feature flagging and crazy paving, outside lights.

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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. 17767860

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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