



ULSTER PROPERTY SALES

# UPS

## ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**11 DALEBROOK AVENUE,  
FINAGHY ROAD NORTH,**

**OFFERS OVER £224,950**

A special and rare occasion to purchase this attractive and extended semi-detached chalet bungalow with up graded, and well-presented living space extending to around 1125sqft, and perfectly positioned with this preferred and highly desirable residential location that seldom becomes available.

With proximity to Finaghy Road North, and all the abundance of amenities in Andersonstown along with state-of-the-art leisure facilities, excellent transport links including the Glider service, and Finaghy railway station, this outstanding home is a star buy, and the superb accommodation briefly comprises.

Four good sized bedrooms, all with built-in robes, and a handy located W.C on landing complete the first-floor living.

On the ground floor there is a spacious and welcoming entrance hall along with a bright and airy living room with bay window and a luxury white bathroom suite with spotlights together with a luxury up-graded fitted kitchen with built-in appliances and open plan to sizeable dining space.

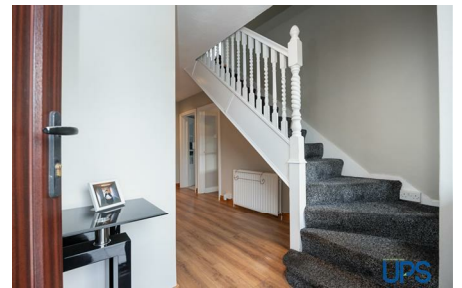
Gas central heating, and fully double glazed together with off road car-parking, and a larger than average garage as well as a well maintained, privately enclosed rear garden with outdoor tap all add further to the appeal of this wonderful home.

A fashionable home in a superior location, and we strongly recommend viewing to avoid disappointment.



## Key Features

- Attractive and extended semi detached chalet bungalow with well-appointed living space extending to around 1125sqft, and perfectly positioned just off Finaghy Road North with tremendous doorstep convenience.
- Bright and airy living room with bay window.
- Luxury upgraded kitchen open plan to sizeable dining space.
- Larger than average garage.
- Fashionable home in a superior location close to lots of schooling, shops and transport links along with all the abundance of amenities in Andersonstown.
- Four good sized bedrooms all with built-in robes.
- Luxury white bathroom suite.
- Gas central heating system / Fully double glazed.
- Privately enclosed rear garden and additional patio with outdoor tap.
- Close to Finaghy railway station, the Glider service in Andersonstown, and Colin Glen with its many leading attractions plus much more!



### GROUND FLOOR

#### FEATURE ENTRANCE

##### PORCH

Upvc front door to;

##### ENTRANCE HALL

Wooden effect strip floor, spotlights.

##### LUXURY WHITE

##### BATHROOM SUITE

Bath, thermostatically controlled shower unit, 1/2 pedestal wash hand basin, low flush w.c, towel warmer, spotlights, pvc panelled walls and ceiling.

##### LIVING ROOM

Bay window, wooden effect strip floor.

##### KITCHEN / DINING AREA

Newly installed fridge and freezer, recently installed electric oven, gas hob, stainless steel extractor fan, single drainer stainless steel 1 1/2 bowl sink unit, plumbed for washing machine, partially tiled walls, spotlights, open plan to sizeable dining space.

### FIRST FLOOR

#### BEDROOM 1

Built-in robes, wooden effect strip floor.

#### BEDROOM 2

Built-in robes.

#### BEDROOM 3

Built-in robes.

#### BEDROOM 4

Laminated wood effect floor, built-in robes.

#### SEPARATE W.C ON LANDING

Low flush w.c, wash hand basin.

#### OUTSIDE

Privately enclosed, well maintained rear garden with additional brick paviour patio, outdoor tap, well maintained front garden, off road carparking to;

#### DETACHED GARAGE

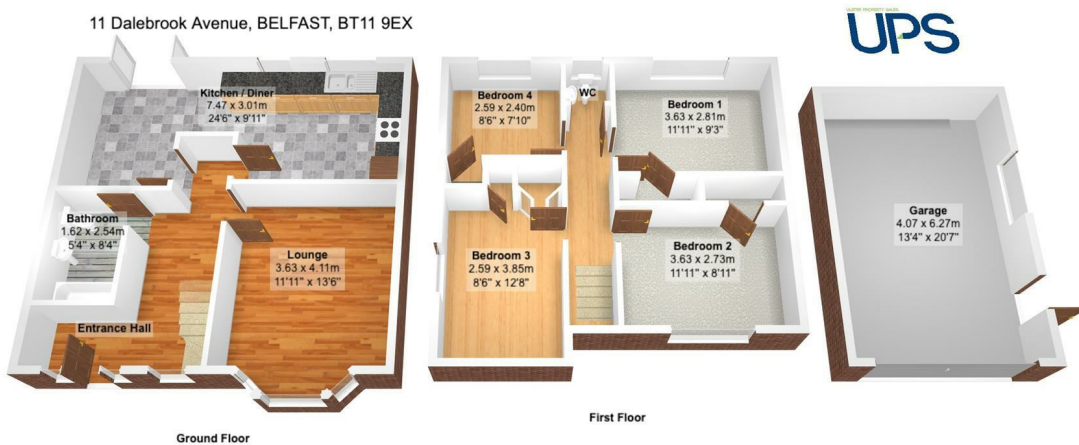
Up and over door, gas boiler, light, pedestrian door.











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>		
(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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028 2565 7700

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028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

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0800 644 4432

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028 9072 9270

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028 9066 1929

NEWTOWNARDS  
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