



## 59 WHITEROCK ROAD, BELFAST, BT12 7PG



A comfortable well appointed and presented, extended end town house that enjoys a prominent corner site with excellent south facing road frontage with pillars, double gates to front while walled secure and private to rear. Three bright well appointed comfortable bedrooms. Lounge open to living casual dining area with feature patio doors. Extended fitted kitchen / dining area. White shower suite. Upvc double glazed windows / oil fired central heating system. Good presentation throughout. Competitively priced first time buy. Fantastic doorstep convenience / walking distance to schools / shops / transport links. Chain free / well worth a visit.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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>		
(29-38) <b>F</b>		
(1-28) <b>G</b>		
Not energy efficient - higher running costs		
	64	67
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS AROUND £129,950

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### Key Features

- Comfortable well maintained and presented extended end town house.
- Lounge open to casual dining area with feature patio doors.
- White shower suite.
- Oil fired central heating system.
- Chain free.
- Three bright well appointed bedrooms.
- Extended fitted kitchen / dining area.
- Upvc double glazed windows.
- Good presentation throughout.
- Fantastic doorstep convenience.





## GROUND FLOOR

### OPEN ENTRANCE PORCH

To;

### ENTRANCE HALL

Storage understairs.

### LOUNGE

12'9 x 11'2

Feature fireplace and flooring, bay window, cornice, Archway to:

### DINING AREA

12'3 x 11'3

Feature flooring, cornice, double patio doors. Open to;

### EXTENDED KITCHEN

16'2 x 9'5

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, ceramic tiled floor, plumbed for dishwasher, plumbed for washing machine.

## FIRST FLOOR

### BEDROOM 1

12'1 x 11'6

### BEDROOM 1

11'5 x 11'3

Wood strip floor.

### BEDROOM 3

9'8 x 6'3

### WHITE SHOWER SUITE

Pedestal wash hand basin, low flush w.c. tiling. Feature shower enclosure with glass block detailing.

## OUTSIDE

Driveway to front with feature paving, double gates to car parking, rear enclosed walled gardens further paving and planting, grassed area to front, boiler house with oil fired boiler, pvc tank. .

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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. 17911250**

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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