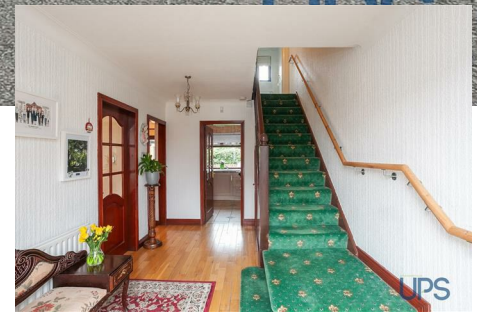




## 38 GRANSHA AVENUE, GLEN ROAD, BELFAST, BT11 8AJ



A unique opportunity to acquire a substantial well maintained and presented semi detached property extending to 1048 sq / ft of well proportioned comfortable family living accommodation throughout while enjoying a prominent south facing site within this highly regarded sought after residential area off the main Glen Road. Three good bright bedrooms and two separate reception rooms. Fitted kitchen. Large white shower suite. Upvc double glazed windows / oil fired central heating system. Large Detached garage with feature roller door. Extensive, private and secure south facing rear gardens. Fantastic doorstep convenience within easy walking distance of leading schools / local shops / good transport links. Great family home that offers an abundance of character and charm with warmth that can only be fully appreciated upon viewing. Well worth a visit. Chain free.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94 plus) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(43-54) <b>E</b>		
(31-42) <b>F</b>		
(13-30) <b>G</b>		
Not energy efficient - higher running costs		
	60	65
Northern Ireland EU Directive 2002/91/EC		

**OFFERS AROUND £199,950**



## Key Features

- Substantial well maintained and presented semi detached family home.
- Two separate reception rooms.
- Large white shower suite.
- Oil fired central heating
- Extensive private south facing secure rear gardens.
- Three good bright bedrooms.
- Fitted kitchen.
- Upvc double glazed windows.
- Detached garage.
- Fantastic Convenience / Well worth a visit / Chain Free





## GROUND FLOOR

Upvc double glazed entrance door to;

## SPACIOUS ENTRANCE HALL

Wood strip floor, cornicing.

## LOUNGE

11'7 x 11'6

Feature fireplace with inset and hearth, wood strip floor, cornicing, bay window.

## LIVING ROOM

13'1 x 11'3

Feature fireplace with inset and hearth, wood strip floor, cornicing, Upvc double glazed patio doors.

## FITTED KITCHEN

9'4 x 9'1

Range of high and low level units, formica work surfaces, 4 ring ceramic hob, underoven, extractor hood, tiling, ceramic tiled floor, overhead extractor hood, plumbed for washing machine.

## REAR PORCH / STORAGE AREA

Ceramic tiled floor.

## FIRST FLOOR

### BEDROOM 1

11'9 x 11'3

Wooden effect strip floor.

### BEDROOM 2

13'1 x 11'2

Wooden effect strip floor, built-in robes.

## BEDROOM 3

8'9 x 8'7

## LANDING

Hotpress with copper cylinder.

## LARGE SHOWER ROOM

Shower cubicle, pedestal wash hand basin, low flush w.c. tiling, pvc wall coverings, thermostatically controlled shower unit.

## DETACHED GARAGE

Feature roller door, light and power, oil fired boiler. Extensive, private, south facing rear gardens.

## OUTSIDE

Feature pillars / double gates / railings to driveway, raised flagged area to front while extensive private and secure mature rear gardens with neat lawns, plating and paving. Further storage. Pvc oil tank.



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## 38 GRANSHA AVENUE, GLEN ROAD, BELFAST, BT11 8AJ



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. 17922673**

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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