



## 49 ANDERSONSTOWN PARK WEST, ANDERSONSTOWN, BELFAST, BT11 8FN

Offered for sale for the first time since construction, this charming red brick mid-terrace home offers a rare opportunity to purchase a chain-free home that is tucked away within this highly sought-after residential location that benefits from tremendous doorstep convenience to include proximity to lots of nearby schooling, shops, and transport links along with the Glider service and wider motorway network on its doorstep.

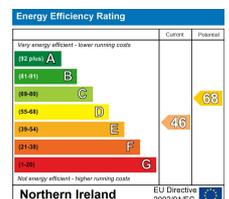
All the abundance of amenities in Andersonstown are very easily accessible, along with state-of-the-art leisure facilities and, of course, the Kennedy Centre with its many services and stores, including Sainsbury's, and ease of access to Lidl and Asda, to name a few.

Three bedrooms, all with built-in robes, and a coloured bathroom suite with a separate WC on the landing complete the first floor.

On the ground floor, there is a welcoming entrance hall and a sizeable living room with an attractive fireplace, as well as a separate fitted kitchen/dining area.

In addition, a well-maintained enclosed rear garden and an oil-fired central heating system, as well as this attractive position fronting onto greenery, complement this beautiful home that offers lots of potential within a settled and popular location.

Early viewing is recommended.



OFFERS AROUND £139,950

# 49 ANDERSONSTOWN PARK WEST, ANDERSONSTOWN, BELFAST, BT11 2EN

## Key Features

- Red brick mid terrace home superbly placed within this desirable and convenient residential location.
- Sizeable living room with attractive fireplace.
- Well maintained enclosed rear garden.
- Attractive position fronting onto greenery and close to excellent transport links to include the Glider service and wider motorway network.
- Offered for sale for the first time since construction and chain-free.
- Three bedrooms all with built-in robes.
- Separate fitted kitchen / dining area.
- Oil fired central heating system / Upvc double glazing.
- Close to an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities.
- Close to the Kennedy Centre/Sainsbury's, Asda and Lidl plus much more, early viewing recommended.





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

To;

### LIVING ROOM

7'7 x 9'10

Attractive fireplace.

### KITCHEN / DINING AREA

13'1 x 10'11

Range of high and low level units, single drainer stainless steel sink unit, tiled floor, partially tiled walls, open plan to dining area.

## FIRST FLOOR

### BEDROOM 1

12'3 x 9'11

Built-in robes.

### BEDROOM 2

7'11 x 7'4

Built-in robes.

### BEDROOM 3

11'8 x 10'3

Build-in robes.

### COLOURED BATHROOM SUITE

Bath, telephone hand shower, pedestal wash hand basin, tiled walls.

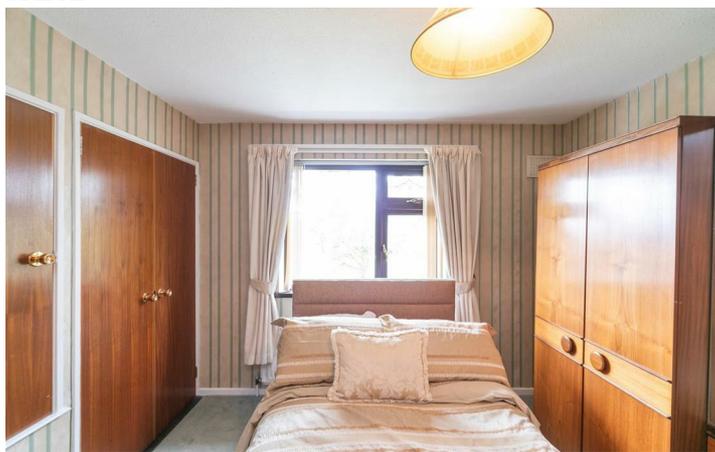
### SEPARATE W.C.

Low flush w.c, tiled walls.

### OUTSIDE

Well maintained enclosed rear garden.

**49 ANDERSONSTOWN PARK WEST, ANDERSONSTOWN, BELFAST, BT11  
RENT**









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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. 17933460**

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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