



## 23 CREEVE WALK, ANDERSONSTOWN, BELFAST, BT11 8GU

An extended double fronted end town house that occupies a prime south facing established quiet residential cul de sac position. Four well appointed, bright double bedrooms. Two separate reception rooms to include a large living room with feature double patio doors. Large fitted kitchen with casual dining area / separate utility room. White Shower suite. Extended downstairs cloakroom / w.c. Upvc double glazed windows. Oil fired central heating system. Fantastic private and mature, well stocked, south facing gardens. Driveway to front. Exceptional doorstep convenience within easy walking distance to the Andersonstown Road / shops / transport links / Leisure Centre. Competitively priced, spacious family home. Chain Free. Well worth a visit.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94-100) <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>		
(1-30) <b>G</b>		
Not energy efficient - higher running costs		
	55	64
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £179,950

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### Key Features

- An extended double fronted end town house with private South facing gardens.
- Two separate reception rooms / Lounge with feature double patio doors.
- Separate utility room.
- Extended downstairs cloakroom / w.c.
- Exceptional doorstep convenience within a quiet Cul-de-Sac location.
- Four well appointed, bright double bedrooms.
- Large fitted kitchen with casual dining area.
- White Shower suite.
- Oil fired central heating system / Upvc Double glazing
- Competitively priced family home / Chain free





## GROUND FLOOR

### ENTRANCE HALL

Wood strip floor. Cloaks storage under stairs.

### LOUNGE

20'2 x 8'9

Double patio doors, fireplace with inset and hearth, wood strip floor.

### LIVING ROOM

13'8 x 9'8

Wooden effect strip floor.

### FITTED KITCHEN / DINING AREA

14'2 x 8'2

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, ceramic tiled floor, glazed display cabinets.

### REAR PORCH / UTILITY AREA

Plumbed for washing machine, shelving. Access to garden.

### EXTENDED DOWNSTAIRS W.C.

Low flush w.c., wash hand basin.

## FIRST FLOOR

### BEDROOM 1

14'9 x 9'6

Built-in robes.

### BEDROOM 2

10'9 x 9'4

Built-in robes.

### BEDROOM 3

9'4 x 9'2

### BEDROOM 4

9'2 x 8'8

Built-in robes.

### WHITE SHOWER SUITE

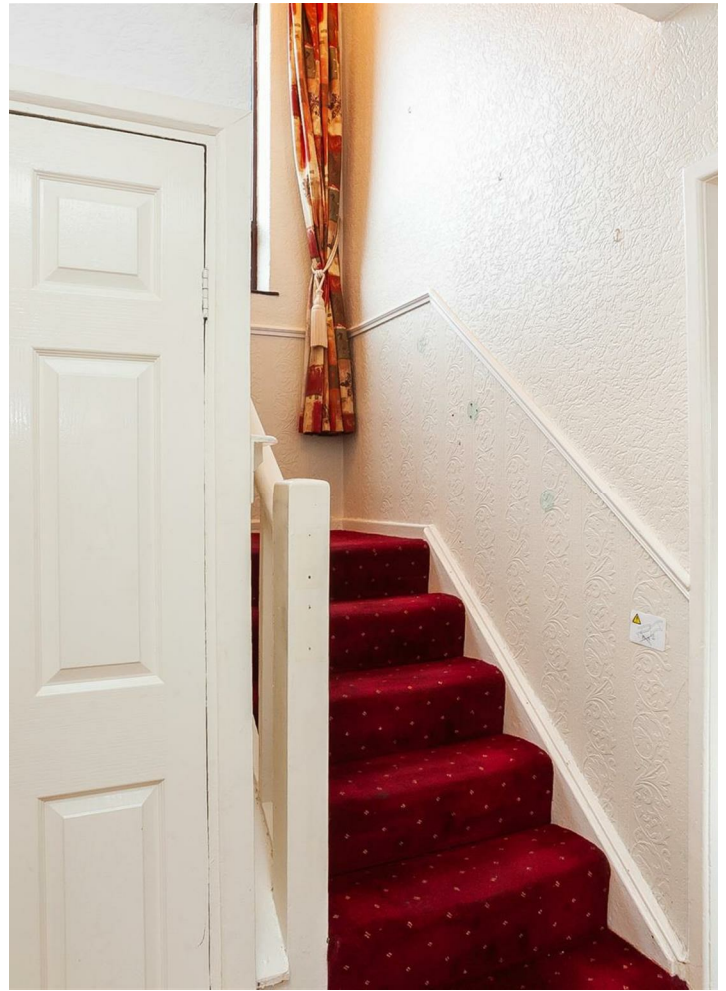
Shower facility, low flush w.c. Wash hand basin, tiling.

### OUTSIDE

Driveway to front / double gates, mature gardens to front and rear with planting and hedging, well stocked flowerbeds, house oil fired boiler, pvc tank. Storage.

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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. 17936495**

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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