



## 76 GRANSHA PARK, GLEN ROAD, BELFAST, BT11 8AU

A rare opportunity to purchase this sizeable end-of-terrace home extending to around 940 sq ft and perfectly set just off the established and highly-sought-after Glen Road in proximity to lots of schooling, shops, and transport links, as well as an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities and the Glider service, together with accessibility to the nearby Kennedy Centre with its many stores and services, including Sainbury's, and both Lidl and Asda also within easy reach, this extraordinary home is a star purchase!

The wider motorway network is close by, and the city centre is also within easy reach, and we have no hesitation in recommending this beautiful home that is tucked away within this popular location. The accommodation is briefly outlined below.

Three bedrooms, two bedrooms with built-in robes, and a white bathroom suite with a separate shower cubicle and decorative tiling, together with handy storage cupboards on the landing, complete the first floor.

On the ground floor, there is a welcoming entrance hall with a beautiful tiled floor and cloakroom, as well as a bright and airy living room with a beautiful tiled floor and a separate fitted kitchen that is open plan to a sizeable dining and entertaining space with double doors to the garden.

A privately enclosed, good-sized rear garden with outdoor tap and gas-fired central heating, along with Upvc double glazing and a higher-than-average energy rating (EPC C-72), all

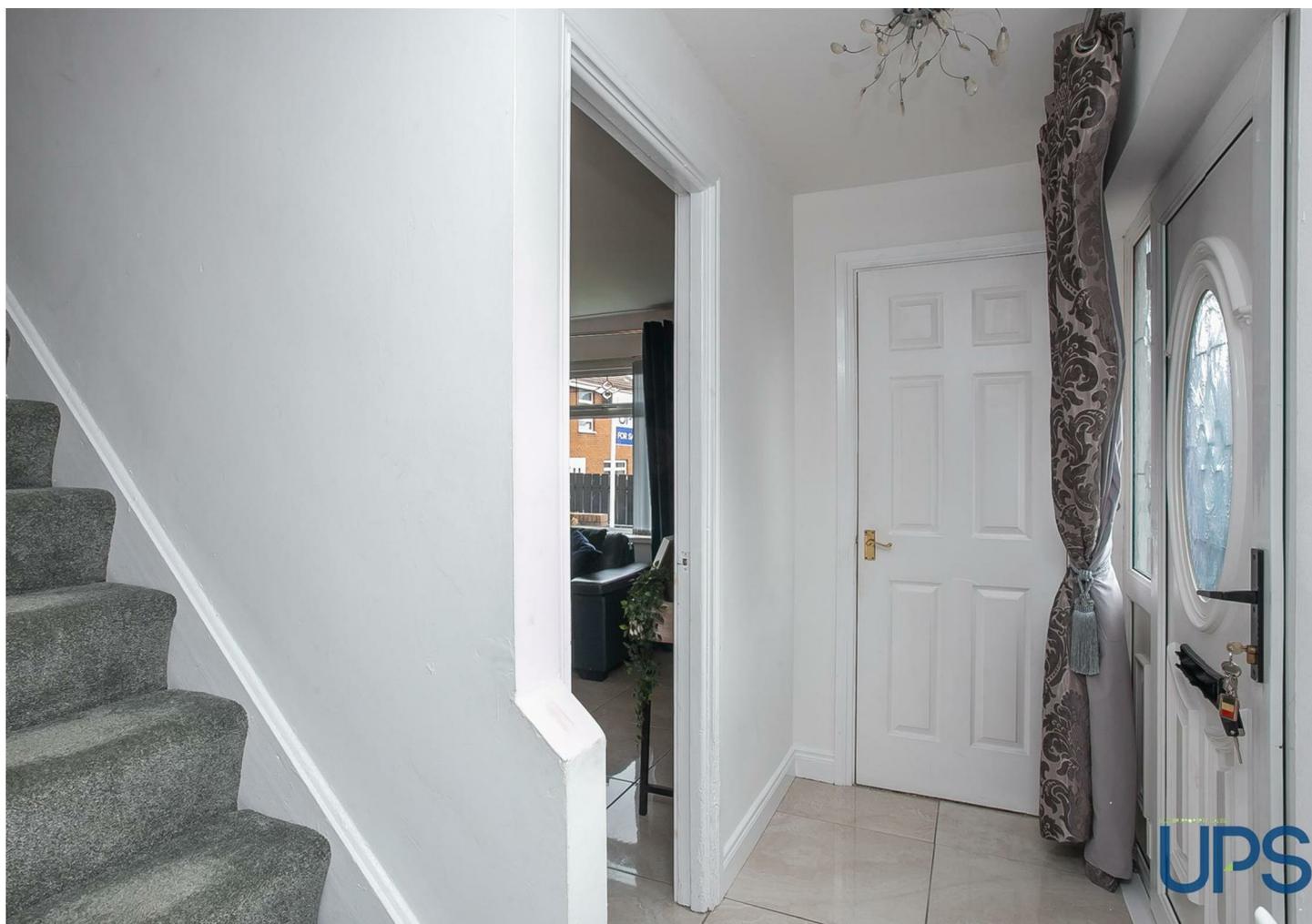
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £159,950

## 76 GRANSHA PARK, GLEN ROAD, BELFAST, BT11 8AU

### Key Features

- Sizeable end of terrace home tucked away within this extremely popular location that enjoys tremendous doorstep convenience.
- Bright and airy living room.
- White bathroom suite with separate shower cubicle.
- Gas central heating system / Upvc double glazing / Higher-than-average energy rating, EPC C-72.
- An abundance of amenities in Andersonstown are easily accessible including state-of-the art leisure facilities, the Glider service on the Andersonstown Rd and the wider motorway network.
- Three bedrooms, two with built-in robes.
- Separate fitted kitchen open to sizeable dining area.
- Privately enclosed, good sized rear garden.
- Fantastic accommodation extending to around an impressive 940sq ft and perfectly set close to lots of schools, shops and transport links.
- The city centre is easy to access as well as Boucher Road, The Kennedy Centre including Sainsbury's and Asda as well as Lidl and much more!





## GROUND FLOOR

Upvc double glazed front door to;

### ENTRANCE HALL

Beautiful tiled floor, cloakroom.

### LIVING ROOM

13'8 x 11'1

Beautiful tiled floor.

### KITCHEN / DINING AREA

17'6 x 10'11

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and under oven, stainless steel extractor fan, partially tiled walls, beautiful tiled floor, storage cupboard, open plan to sizeable dining space, Upvc double glazed double doors to garden.

## FIRST FLOOR

### LANDING

Storage cupboard.

### BEDROOM 1

11'5 x 11'2

Built-in robes.

### BEDROOM 2

11'1 x 11'0

### BEDROOM 3

8'8 x 6'10

Wooden effect strip floor.

### WHITE BATHROOM SUITE

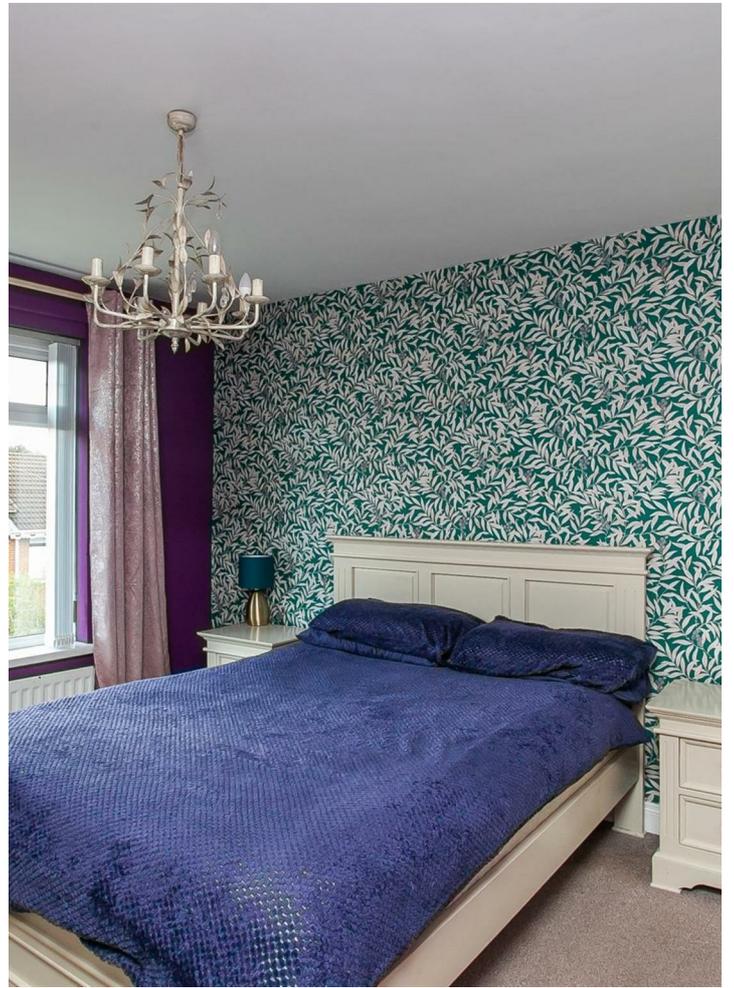
Bath with mixertaps, separate shower cubicle, thermostatically controlled shower unit, low flush w.c, chrome heated towel rail, beautiful tiled floor, partially tiled walls, spotlights.

## OUTSIDE

Enclosed, good sized rear garden, outdoor tap.

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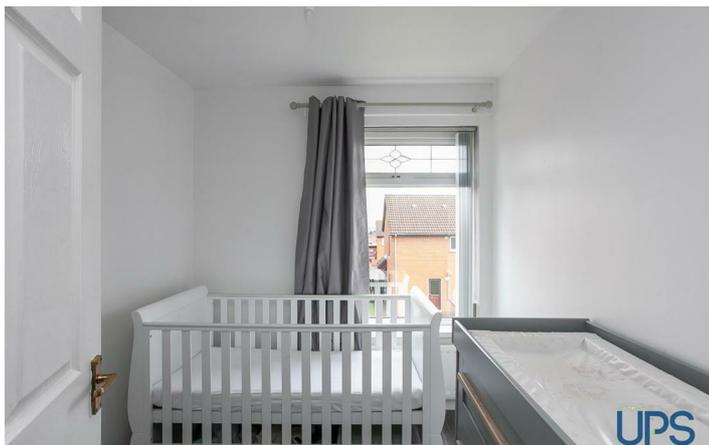








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Questions you may have.

**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. 17939189**

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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