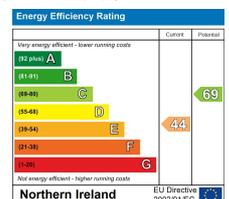




### 38 SUFFOLK CRESCENT, STEWARTSTOWN ROAD, BELFAST, BT11 9JT

A comfortable semi detached family home positioned within this sought after residential, established area that enjoys all the doorstep convenience being within easy walking distance of the Stewartstown Road / schools / shops / transport links. Three good, bright, well appointed spacious bedrooms and one generous reception room. Fitted kitchen open to a sizeable casual dining area with pleasant rear garden outlook. White bathroom suite. Upvc double glazed windows / eaves and fascia also in Upvc. Oil fired central heating system. Extensive, private and secure, mature rear gardens with high hedges and fencing. Feature driveway / car parking to front. Competitively priced family home within a fantastic location. Good first time buy with tremendous potential. Well worth a visit. Chain free.

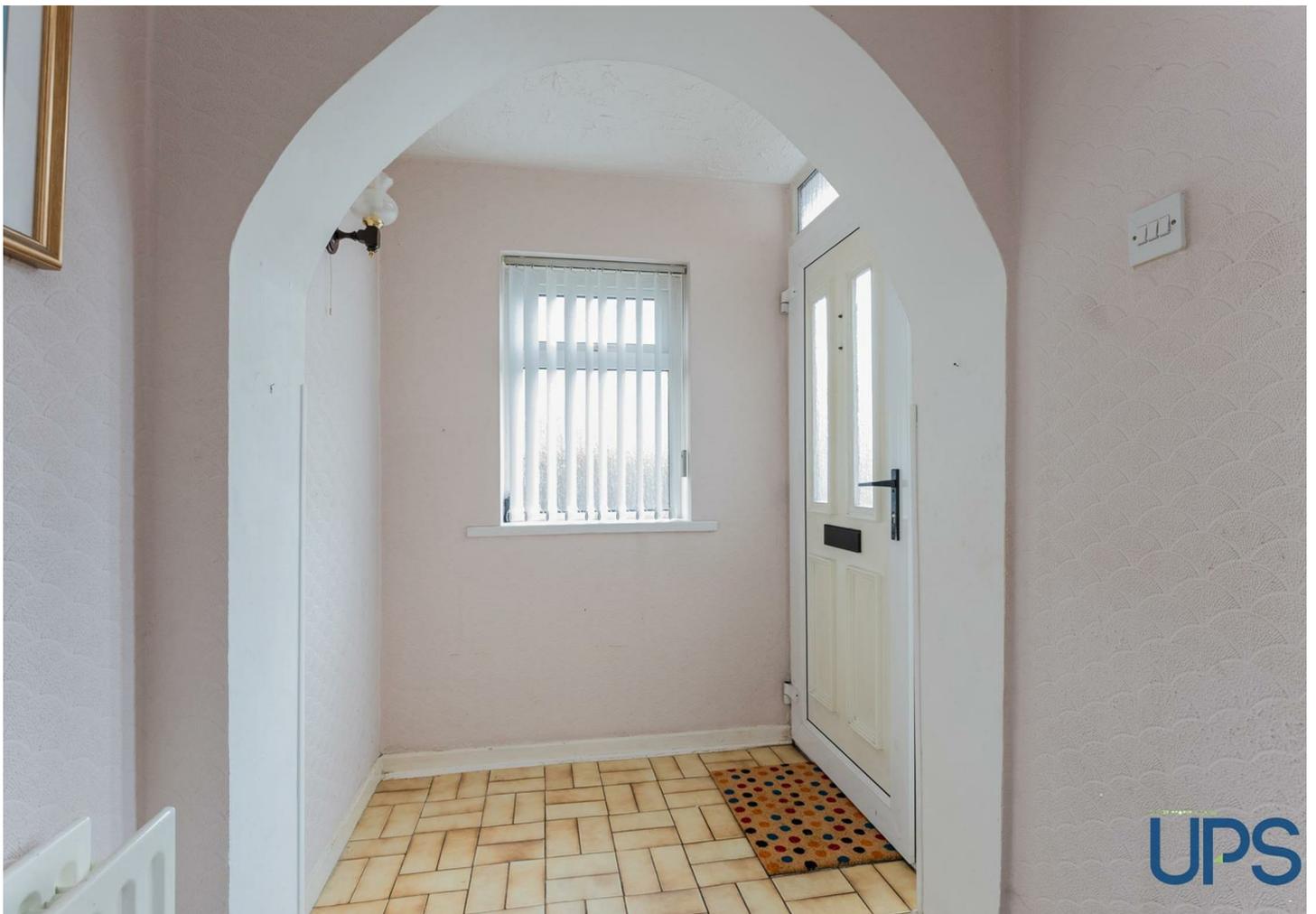


OFFERS AROUND £159,950

## 38 SUFFOLK CRESCENT, STEWARTSTOWN ROAD, BELFAST, BT11 9JT

### Key Features

- Comfortable semi detached family home.
- One generous reception room.
- White bathroom suite.
- Oil fired central heating system.
- Tremendous potential.
- Three good, bright bedrooms.
- Fitted kitchen open to a sizeable casual dining area.
- Upvc double glazed windows / eaves and fascia also in Upvc.
- Extensive private and secure rear gardens.
- Well worth a visit / Chain free.





## GROUND FLOOR

Upvc double glazed entrance door to;

### ENTRANCE HALL

Ceramic tiled floor.

### LOUNGE

14'3 x 13'3

Wooden effect strip floor.

### FITTED KITCHEN OPEN TO DINING AREA

17'2 x 10'8

Range of high and low level units, formica work surfaces, 4 ring ceramic hob, underoven, overhead extractor hood, ceramic tiled floor, plumbed for dishwasher and washing machine, fridge and freezer, hotpress with copper cylinder, cloaks downstairs.

### REAR PORCH

## FIRST FLOOR

### BEDROOM 1

13'7 x 8'7

Build-in slide robes.

### BEDROOM 2

10'1 x 10'4

### BEDROOM 3

9'9 x 7'3

Built-in robes.

### WHITE BATHROOM SUITE

Panelled bath, electric shower, pedestal wash hand basin, low flush w.c, tiling.

## LANDING

Access to:

## ROOFSPACE

## OUTSIDE

Driveway to front and side, private and mature rear gardens in lawns, planting and fencing, housed oil fired boiler, pvc tank.

**38 SUFFOLK CRESCENT, STEWARTSTOWN ROAD, BELFAST, BT11 9JT**









# 38 SUFFOLK CRESCENT, STEWARTSTOWN ROAD, BELFAST, BT11 9JT



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. 17949068**

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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