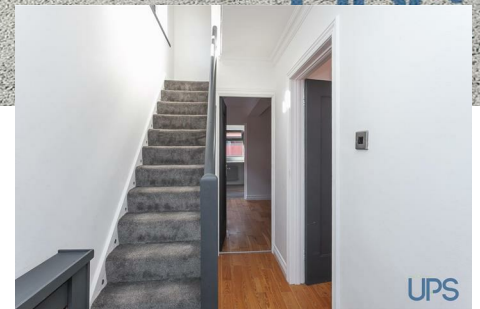




## 34 ANDERSONSTOWN PARK, BELFAST, CO ANTRIM, BT11 8FG



An extended red brick semi detached property that enjoys a south facing position within this established residential area. Three comfortable, bright bedrooms. Two separate reception rooms to include an extended living / dining area. Extended fitted kitchen. White shower suite. Upvc double glazed windows. Gas fired central heating system. Competitively priced first time buy. Good presentation throughout. Established, residential, convenient area within walking distance of the main Andersonstown Road, shops / schools / transport links to include the Glider service. Chain free / immediate possession. Well worth a visit.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(29-38) <b>F</b>		
(1-28) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

**OFFERS AROUND £144,950**

## 34 ANDERSONSTOWN PARK, BELFAST, CO ANTRIM, BT11 8FG

### Key Features

- Red brick extended semi detached property.
- Two separate reception rooms / Extended living / dining area
- White shower suite.
- Gas fired central heating system.
- Good presentation throughout.
- Three comfortable bright bedrooms.
- Extended fitted kitchen.
- Upvc double glazed windows.
- Competitively priced first time buy.
- Chain free / Immediate possession.



UPS





## GROUND FLOOR

### ENTRANCE HALL

Wooden effect stripped floor.

### LOUNGE

10'11 x 9'2

Bay window, wooden effect strip floor.

### EXTENDED LIVING ROOM / DINING ROOM

14'6 x 11'5

Feature fire place. Wood strip floor.

### EXTENDED KITCHEN

14'4 x 9'7

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, tiling, wooden effect strip floor, plumbed for washing machine, overhead extractor hood, 4 ring ceramic hob, underoven.

## FIRST FLOOR

### BEDROOM 1

11'1 x 9'4

Wooden effect strip floor.

### BEDROOM 2

8'9 x 8'5

Wooden effect strip floor.

### BEDROOM 3

7'2 x 5'8

### SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, wash hand basin, low flush w.c, wall coverings, chrome heated towel rail.

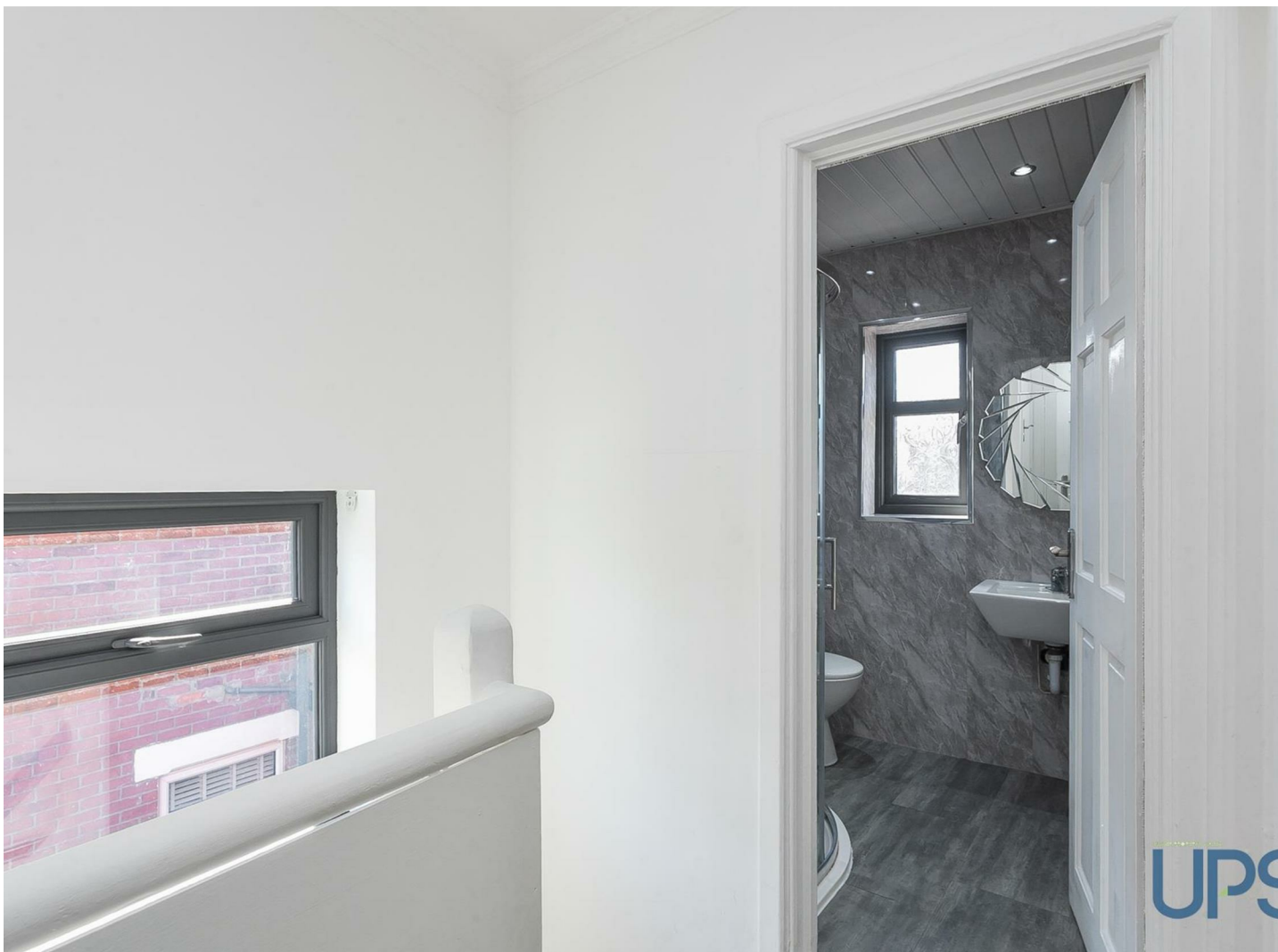
## LANDING

Built-in cupboard, gas boiler.

## OUTSIDE

Driveway to front and side, feature flagging and paving double gates.

## 34 ANDERSONSTOWN PARK, BELFAST, CO ANTRIM, BT11 8FG



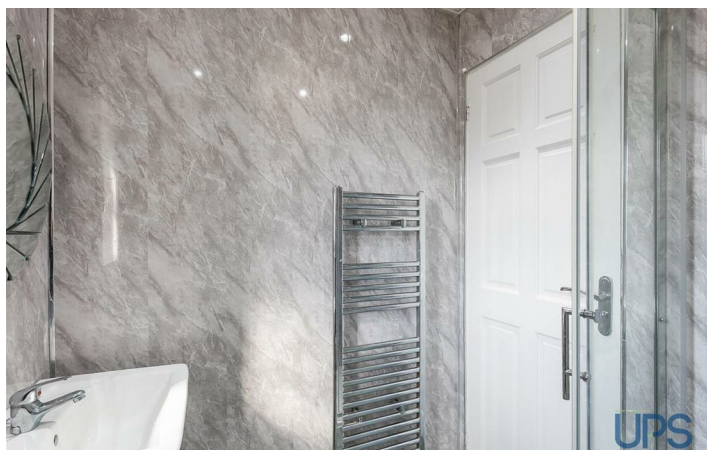








## 34 ANDERSONSTOWN PARK, BELFAST, CO ANTRIM, BT11 8FG



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. 18003849**

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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