



5 NEW BARNSELY PARADE, SPRINGFIELD ROAD, BELFAST, BT12

7HR

Open to cash offers Due to Orlit construction, this outstanding home, which has been beautifully presented and upgraded throughout, offers a superb opportunity for a cash buyer to purchase a home within this highly popular location that enjoys tremendous doorstep convenience, including accessibility to lots of schooling, shops, and transport links, along with the wider motorway network, and is within easy reach of the city centre.

The well-appointed living space extends to around 864 sq ft and must be seen to be fully appreciated. The accommodation is briefly outlined below.

Three bedrooms and a luxury white bathroom suite with spotlights and beautiful tiling complete the first-floor living.

On the ground floor, there is a spacious and welcoming entrance hall with a beautiful tiled floor, spotlights, and double doors leading to a bright and airy living room with bay window and an attractive herringbone effect floor. In addition, a fitted kitchen that is open plan to a dining area with access to a separate utility area complements this superb buy further.

Gas-fired central heating and Upvc double glazing, together with a privately enclosed, well-maintained flagged rear garden with additional side area and a shed that has light and power and features double doors, could lend themselves to a number of issues subject to normal consent.

We strongly recommend viewing this beautiful home that enjoys proximity to an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities, beautiful parklands, and so much more!

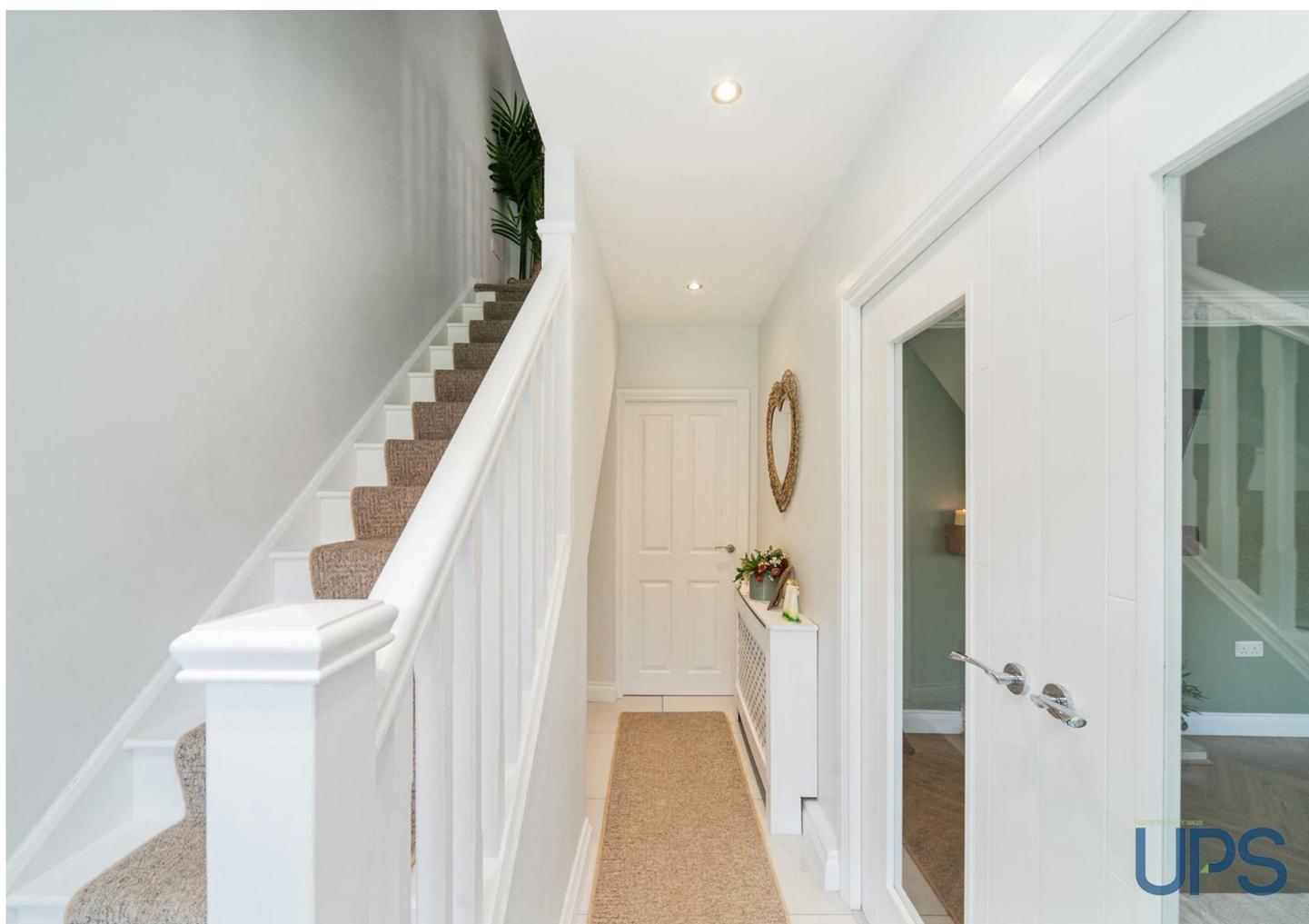
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	71
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £99,950

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Key Features

- Open to cash offers only due to Orlit construction.
- Bright and airy living room with bay window.
- Separate utility area.
- Gas fired central heating / Upvc double glazing.
- Close to lots of amenities including schools, shops and transport links as well as the wider motorway network.
- Three bedrooms.
- Fitted kitchen open to dining area.
- Luxury white bathroom suite.
- Beautifully presented and up-graded throughout.
- Early viewing strongly recommended.





GROUND FLOOR

Entrance canopy with spotlights.
Upvc double glazed front door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Beautiful tiled floor, spotlights.
Feature double doors to;

LIVING ROOM

12'2 x 11'7
Bay window, attractive
Herringbone effect floor, cornicing,
centre rose.

KITCHEN / DINING AREA

Range of high and low level units,
single drainer stainless steel 1 1/2
bowl sink unit, built-in hob and
underoven, extractor fan,
integrated dishwasher, integrated
fridge and freezer, beautiful tiled
floor, open plan to generous dining
area.

REAR HALLWAY

UTILITY AREA

Gas boiler, storage, plumbed for
washing machine.

FIRST FLOOR

BEDROOM 1

BEDROOM 2

BEDROOM 3

LUXURY WHITE BATHROOM SUITE

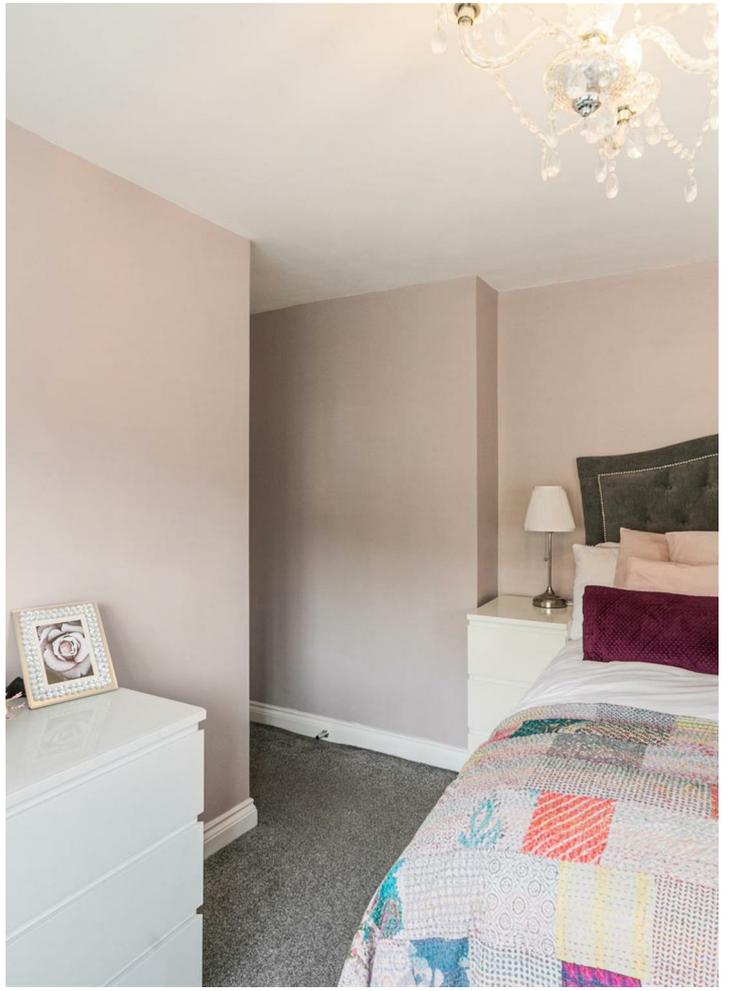
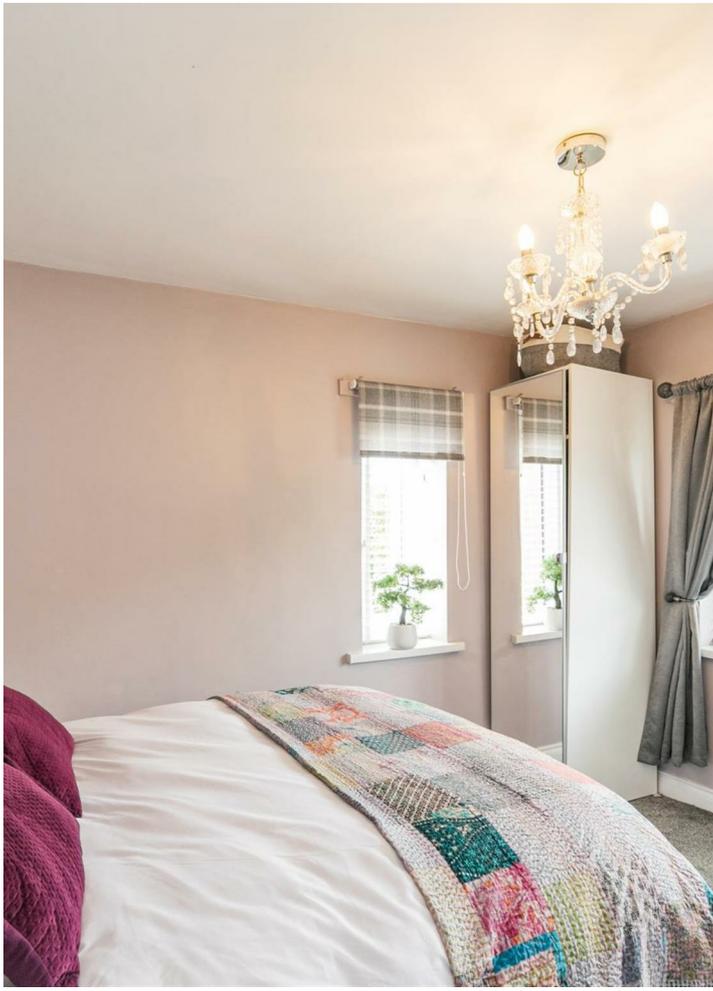
Bath, telephone hand shower, low
flush w.c. wall hung wash hand basin,
chrome effect sanitary ware, towel
warmer, spotlights, beautiful partially
tiled walls, tiled floor, extractor fan.

OUTSIDE

Enclosed, flagged rear garden, outdoor
taps, enclosed, flagged front garden,
additional side area, shed / studio, light
and power, wooden effect strip floor,
feature Upvc double glazed doors.

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UPS





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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. 18005978

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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