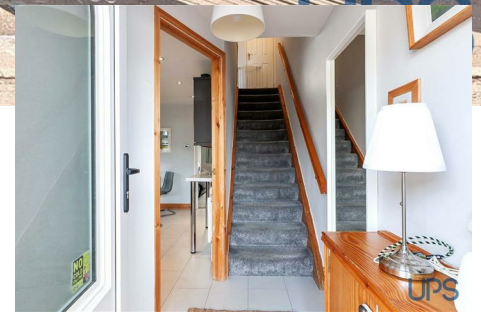




21 BROOKE PARK, BLACKS ROAD, BELFAST, BT10 0NJ



A beautiful red-brick mid-terrace home superbly placed tucked away in this small cul-de-sac location perfectly located just off the established and highly sought-after Blacks Road in proximity to lots of schools, shops, and transport routes as well as Colin Glen, Ireland's leading adventure park.

The property has been upgraded throughout and benefits from a higher-than-average energy rating (EPC C-76) and must be seen to be fully appreciated; the accommodation is briefly outlined below.

Two good-sized bedrooms and a modern white bathroom suite at first floor level that has spotlights and decorative tiling.

On the ground floor there is a luxury fitted kitchen open plan to a dining area and access to a comfortable living room as well as a separate utility room.

In addition, the property benefits from gas-fired central heating, off-road car parking, and Upvc double glazing, as well as a privately enclosed rear garden.

A superb home close to both Belfast and Lisburn as well as arterial routes and the motorway network, as well as an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities and beautiful parklands, to name a few!

Early viewing is strongly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(43-54) E		
(31-42) F		
(13-30) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS AROUND £159,950

21 BROOKE PARK, BLACKS ROAD, BELFAST, BT10 0NJ

Key Features

- A beautiful red brick mid-terrace home superbly placed in this small cul-de-sac location just off the established and hugely popular Blacks Road.
- Modern white bathroom suite with spotlights.
- Separate utility room.
- Gas-fired central heating / UPVC double glazing / Higher-than-average energy rating (EPC C-76)
- Bright southerly position that enjoys proximity to lots of nearby amenities along with schools, shops and transport links along with Colin Glen with its many leading attractions.
- Two good sized bedrooms.
- Luxury fitted kitchen open plan to dining area.
- Comfortable living room.
- Off road carparking.
- Privately enclosed rear garden enjoying a southerly aspect, and the home enjoys proximity to both Belfast and Lisburn as well as an abundance of amenities in Andersonstown that includes state-of-the-art leisure facilities.





GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE HALL

To;

LUXURY KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel 11/2 bowl sink unit, built-in oven, built-in microwave, plumbed for dishwasher, beautifully tiled walls, integrated fridge, spotlights.

LIVING ROOM

12:8 x 11'10

REAR HALLWAY / UTILITY

Chrome effect towel warmer, units, plumbed for washing machine, space for further white goods.

FIRST FLOOR

BEDROOM 1

11'9 x 10'1

BEDROOM 2

11'10 x 10'7

LUXURY WHITE

BATHROOM SUITE

Bath, thermostatically controlled shower unit, low flush w.c, wash hand basin and storage units, spotlights, chrome effect sanitary ware, chrome effect towel warmer, beautiful tiled walls and floor, extractor fan.

OUTSIDE

Enclosed rear garden benefitting from a bright southerly position,

covered patio, and off-road car parking to the front.

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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 Gareth 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. 18149158

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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