



## 40 BEECHMOUNT CRESCENT, BELFAST, BT12 7NJ

Competitively priced to allow for modernisation, this extended mid-terrace home is ideally placed within this very popular location that benefits from tremendous doorstep convenience to include accessibility to lots of nearby amenities as well as the Royal Victoria Hospital, St. Mary's University College, and excellent transport links along with the Glider service, arterial routes, and the wider motorway network to name a few!

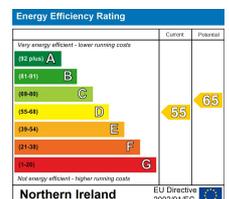
The property is offered for sale chain-free and is within easy reach of the city centre, lots of schools, and an abundance of amenities on the Falls Road; the accommodation is briefly outlined below.

Three bedrooms at first-floor level.

Living room and a kitchen/dining space as well as a downstairs wet room on the ground floor.

The property also has oil-fired central heating and UPVC double glazing.

Viewing is strongly recommended.



OFFERS AROUND £94,950

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### Key Features

- Competitively priced to allow for modernisation.
- Three bedrooms at first floor level.
- Oil fired central heating system.
- Accessible to lots of amenities as well as the Royal Victoria Hospital and St Mary's University College.
- Offered for sale chain free.
- Extended mid terrace home ideally placed within this very popular location that benefits from tremendous doorstep convenience.
- Living room and kitchen / dining space as well as downstairs wet room on the ground floor.
- Upvc double glazing.
- Excellent transport links along with the Glider service, arterail routes and the motorway network.
- Early viewing strongly recommended.



## **GROUND FLOOR**

Upvc double glazed front door to:

### **ENTRANCE HALL**

To;

### **LIVING ROOM**

### **KITCHEN / DINING AREA**

Range of high and low level units, single drainer stainless steel sink unit.

### **WET ROOM**

Shower facility, electric shower unit, low flush w.c, pedestal wash hand basin, extractor fan.

## **FIRST FLOOR**

### **BEDROOM 1**

### **BEDROOM 2**

### **BEDROOM 3**

### **OUTSIDE**

Enclosed rear yard.

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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. 18310937**

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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