



137 BALLYMURPHY ROAD, OFF WHITEROCK ROAD, BELFAST, BT12

7JP

A substantial, well positioned end town house that enjoys an elevated large corner site within this established location popular with first time buyers. Three good, bright, comfortable bedrooms. One generous reception room. Fitted kitchen. Large white bathroom suite with feature shower cubicle. Upvc double glazed windows. Oil fired central heating system. Corner site with gardens private to rear, mature and secluded with a feature boundary wall. Tremendous doorstep convenience to include proximity to lots of nearby schools, shops and transport links along with bus, taxi and the Glider service, not to mention accessibility to the wider motorway network, the Royal Victoria Hospital and the city centre. Chain free / immediate possession. Well worth a visit.



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

OFFERS AROUND £129,950

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Key Features

- A substantial well positioned end town house that enjoys an elevated corner site within this established location.
- One generous reception room.
- Large white bathroom suite with feature shower cubicle.
- Oil fired central heating system.
- Good fresh presentation / feature floor coverings.
- Three good, bright, comfortable double bedrooms.
- Fitted kitchen.
- Upvc double glazed windows.
- Extensive site with gardens private to rear, mature and secluded / feature boundary wall.
- Chain free / immediate possession.





GROUND FLOOR

OPEN ENTRANCE PORCH

Upvc double glazed entrance door to;

ENTRANCE HALL

To; feature staircase, cloaks space downstairs.

LOUNGE

12'5 x 11'8

Wooden effect strip floor, feature effect fireplace.

FITTED KITCHEN

12'7 x 7'5

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, 4 ring ceramic hob, underoven, overhead extractor hood, Upvc double glazed back door.

LARGE WHITE BATHROOM SUITE

Paneled bath, pedestal wash hand basin, low flush w.c, fully tiled separate shower cubicle, electric shower unit, tiling.

FIRST FLOOR

BEDROOM 1

11'7 x 9'3

BEDROOM 2

12'7 x 8'2

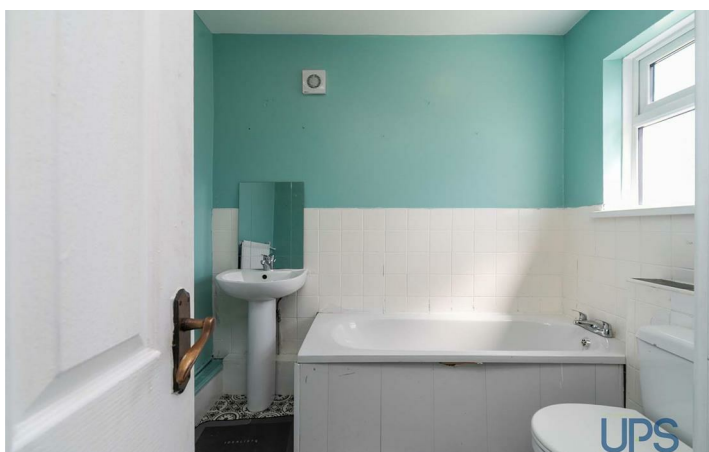
BEDROOM 3

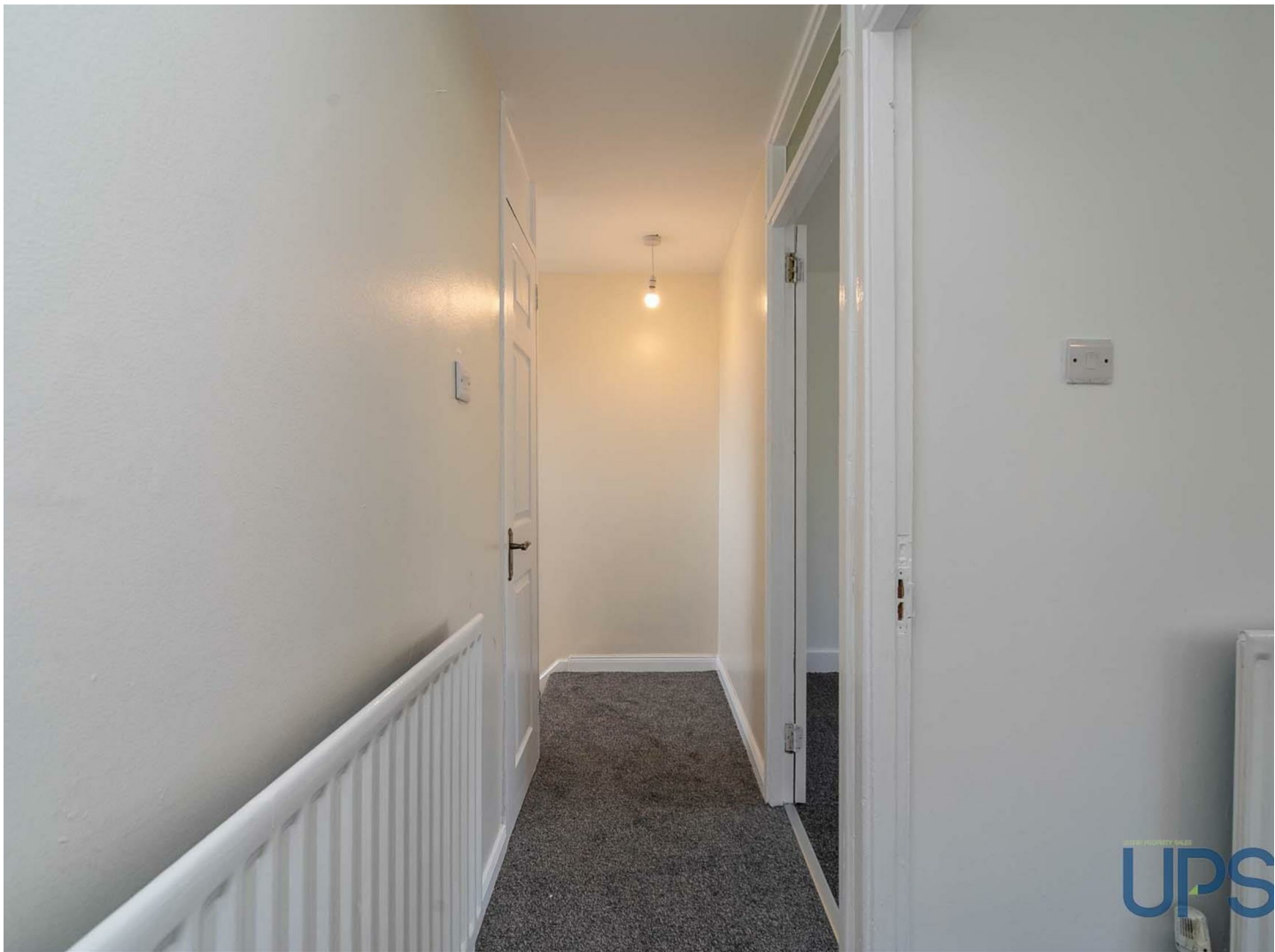
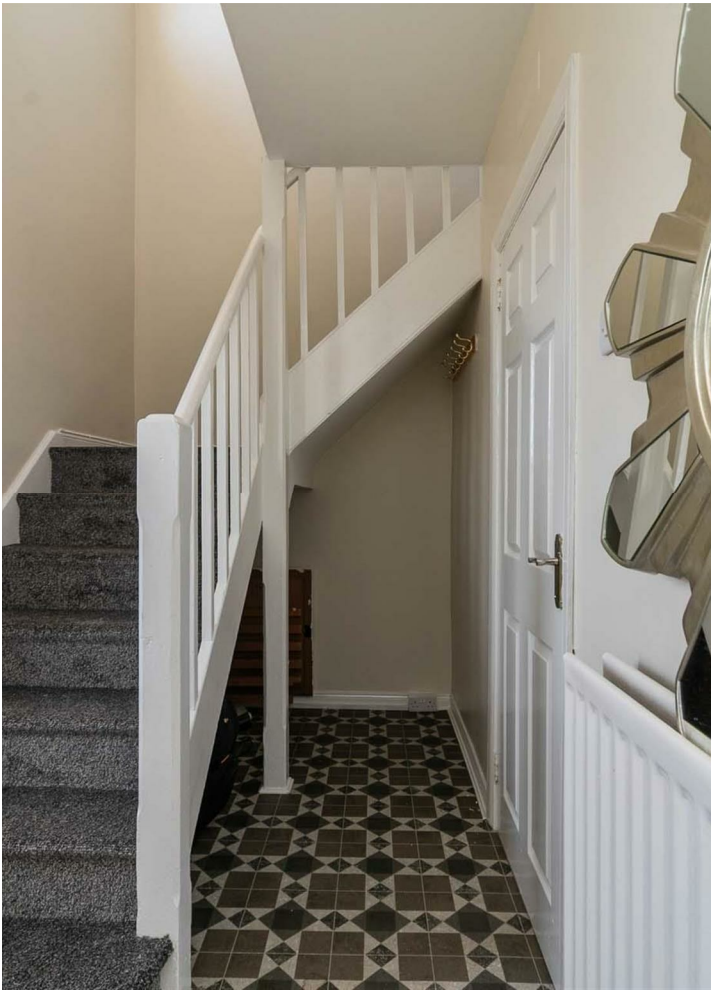
10'10 x 9'7

OUTSIDE

Extensive site with Front, side and rear gardens in lawns , planting with flagging, feature boundary wall, fuel store, oil fired boiler, pvc tank.

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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. 18371611

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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