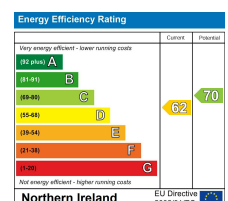




## 17 JOHN STREET, OFF FALLS ROAD, BELFAST, BT12 4AG



A well appointed, comfortable, mid townhouse that enjoys a prominent position within this popular and established location that offers the vibrance and doorstep convenience that is associated with a fantastic City Centre location superbly placed offering tremendous doorstep convenience to all the Shops, Services, and Eateries the City Centre offers, along with Belfast Metropolitan College, excellent transport links, and arterial routes to include the wider motorway network on its doorstep. Two good, bright, double bedrooms. One generous reception room. Contemporary fitted kitchen with high gloss fitted units. Luxury white bathroom suite. Upvc double glazed windows. Gas fired central heating system. Good presentation throughout. Feature floor coverings / internal doors. The new multi-million-pound Belfast Transport Hub providing the main gateway to Belfast with rail, bus, and coach connections, as well as all Belfast Hospitals, are all easily accessible. Chain free / immediate possession. Well worth an inspection.



**OFFERS AROUND £124,950**

## 17 JOHN STREET, OFF FALLS ROAD, BELFAST, BT12 4AG

### Key Features

- A well presented, comfortable, mid town house that enjoys a prominent position within this popular location.
- One generous reception room.
- Luxury white bathroom suite.
- Gas fired central heating system.
- Feature floor coverings / internal doors.
- Two good, bright, double bedrooms.
- Contemporary fitted kitchen with high gloss fitted units.
- Upvc double glazed windows.
- Good presentation throughout.
- Chain free / immediate possession.







## GROUND FLOOR

Upvc double glazed entrance door to;

### ENTRANCE PORCH

Ceramic tiled floor, feature internal doors to;

### LOUNGE

13'2 x 12'2

Ceramic tiled floor, feature fireplace.

### FITTED KITCHEN

9'8 x 7'9

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

## FIRST FLOOR

### LANDING

Built-in robes.

### BEDROOM 1

13'2 x 11'2

### BEDROOM 2

9'9 x 8'9

Built-in cupboard, gas boiler.

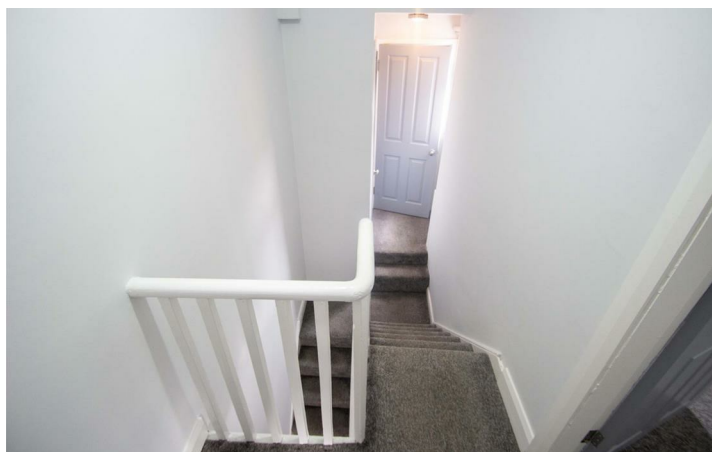
### WHITE BATHROOM SUITE

Panelled bath, thermostatically controlled shower unit, pedestal wash hand basin, low flush w.c, feature pvc wall coverings, ceramic tiled floor, shower screen.

### OUTSIDE

Rear enclosed yard / access to rear.

**17 JOHN STREET, OFF FALLS ROAD, BELFAST, BT12 4AG**











**17 JOHN STREET, OFF FALLS ROAD, BELFAST, BT12 4AG**

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. 18398007**

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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