



## 45 SUMMERHILL DRIVE, TWINBROOK, BELFAST, BT17 0RE



A comfortable end town house that enjoys a prominent, elevated, corner position within this established location that continues to be popular with young families and first time buyers. Ideally placed, while enjoying tremendous doorstep convenience near to Schools, Shops, Transport links, Glider service and state-of-the-art leisure facilities, arterial routes, the motorway and both Belfast and Lisburn, all accessible. Three bright, well appointed bedrooms. One generous reception room. Large fitted kitchen open to a casual dining area. White bathroom suite. Upvc double glazed windows. Oil fired central heating system. Private and secure rear garden. Chain free. Fantastic first time buy. Well worth a visit.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94 plus) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(43-54) <b>E</b>		
(31-42) <b>F</b>		
(13-30) <b>G</b>		
Not energy efficient - higher running costs		
	50	62
Northern Ireland EU Directive 2002/91/EC		

**OFFERS AROUND £149,950**



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### Key Features

- Comfortable end townhouse that enjoys a prominent, elevated, corner position.
- One generous reception room.
- White bathroom suite.
- Oil fired central heating system.
- Fantastic first time buy.
- Three bright, well appointed bedrooms.
- Large fitted kitchen open to a casual dining area.
- Upvc double glazed windows.
- Chain free.
- Well worth a visit.





## GROUND FLOOR

Upvc double glazed entrance door to;

### ENTRANCE HALL

Cloaks space.

### LOUNGE

13'1 x 12'4

### LARGE KITCHEN / DINING AREA

15'8 x 11'3

Range of high and low level units, formica work surfaces, plumbed for washing machine, plumbed for dishwasher. Sink unit, tiling, ceramic tiled floor, storage under stairs, garden access.

## FIRST FLOOR

### BEDROOM 1

10'6 x 9'2

Built-in robes.

### BEDROOM 2

12'4 x 10'9

### BEDROOM 3

10'4 x 7'10

### WHITE BATHROOM SUITE

Panelled bath, wash hand basin, low flush w., electric shower unit.

### OUTSIDE

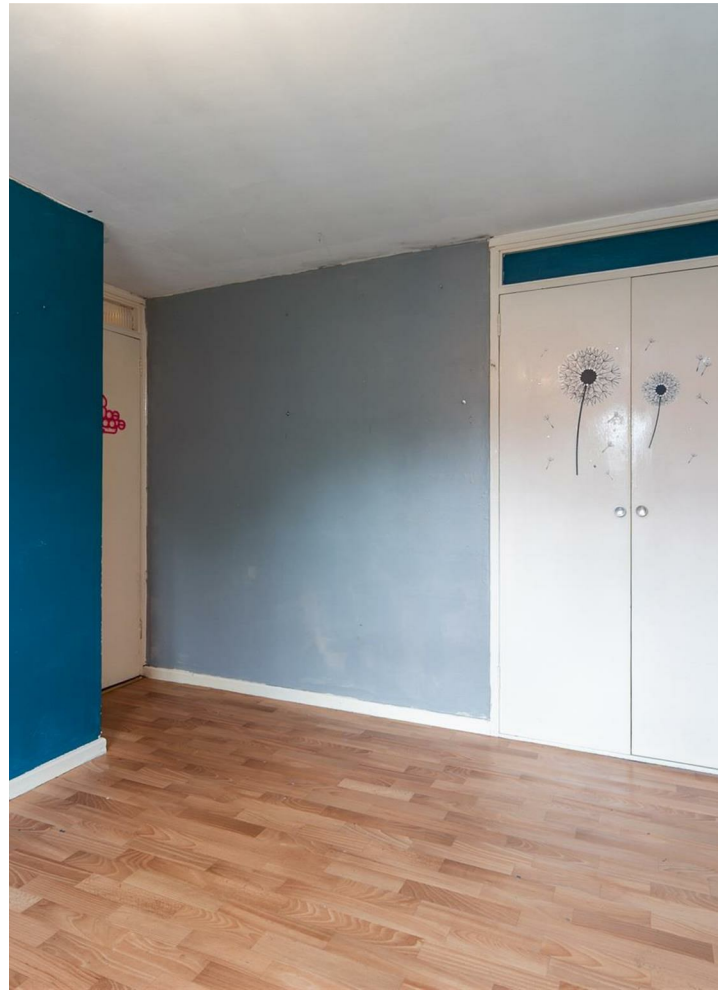
Excellent corner site with gardens front, side and enclosed to rear. Outside storage, housed oil fired boiler, pvc tank.



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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 Conor 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. 16856829**

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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