

ULSTER PROPERTY SALES

**UPS**

**ANDERSONSTOWN BRANCH**

138 Andersonstown Road, Belfast,  
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 ANDERSONSTOWN  
GROVE, BELFAST, BT11 8FQ**

**OFFERS AROUND £164,950**

A superb opportunity to purchase this well-appointed and attractive mid-terrace home extending to approximately 819 sq ft, ideally positioned within a small and quiet cul-de-sac. The property also benefits from off-road parking, a valuable feature not commonly found with homes of this type.

The location offers excellent doorstep convenience, with a short walk to a range of local schools, shops and transport links, including the Glider service. It is also well placed for access to the wider motorway network and arterial routes, providing an easy commute to the city centre, along with close proximity to the many amenities in Andersonstown.

The accommodation comprises three good-sized bedrooms, all with built-in robes, and a white bathroom suite, complemented by a separate WC on the landing, completing the first floor.

On the ground floor there is a bright and spacious living room with double doors leading to the enclosed rear garden, as well as a kitchen and dining area with the added benefit of a separate utility room.

The property further benefits from gas-fired central heating, uPVC double glazing and a higher than average energy rating of EPC C-70. Outside, there is a good-sized enclosed rear garden with a patio area.

There are numerous nearby schools, cafés and restaurants, and in addition to The Kennedy Centre within easy reach, there are also Lidl and Asda nearby, offering a wide range of shopping options and everyday conveniences.

Early viewing is strongly recommended.



## Key Features

- An attractive red brick mid-terrace home, superbly located within a small and quiet cul-de-sac, benefiting from excellent doorstep convenience.
- Three good-sized bedrooms.
- Fitted kitchen open plan to the dining area with access to a utility area.
- Gas-fired central heating system, uPVC double glazing, and a higher-than-average energy rating (EPC C-70).
- Excellent transport links within walking distance, including the Glider service, with easy access to arterial routes and the wider motorway network.
- Bright and airy accommodation extending to approximately 819 sq ft, and the property benefits from off-road parking.
- A large living room with uPVC double-glazed double doors leading to the enclosed rear garden.
- White bathroom suite with separate WC.
- Private, enclosed, low-maintenance rear garden.
- Close to an abundance of amenities in Andersonstown, as well as a range of local schools, early viewing is strongly recommended.



### GROUND FLOOR

Upvc double glazed front door to entrance hall, wooden effect stripped floor.

### LIVING ROOM

18'0 x 10'3

Wooden effect stripped floor, Upvc double glazed double doors leading to the privately enclosed gardens.

### SEPARATE FITTED KITCHEN / UTILITY

13'6 x 10'11

Range of high and low level units, stainless steel extractor fan, single drainer stainless steel sink unit, access to a small utility area, gas boiler.

### FIRST FLOOR

#### BEDROOM 1

12'7 x 10'3

Wooden effect stripped floor, built-in robe.

#### BEDROOM 2

12'3 x 10'4

Wooden effect stripped floor, built-in robe.

#### BEDROOM 3

8'3 x 7'7

Wooden effect stripped floor, built-in robe.

### WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, pedestal wash hand basin, tiled walls, chrome effect sanitary ware, chrome effect towel warmer.

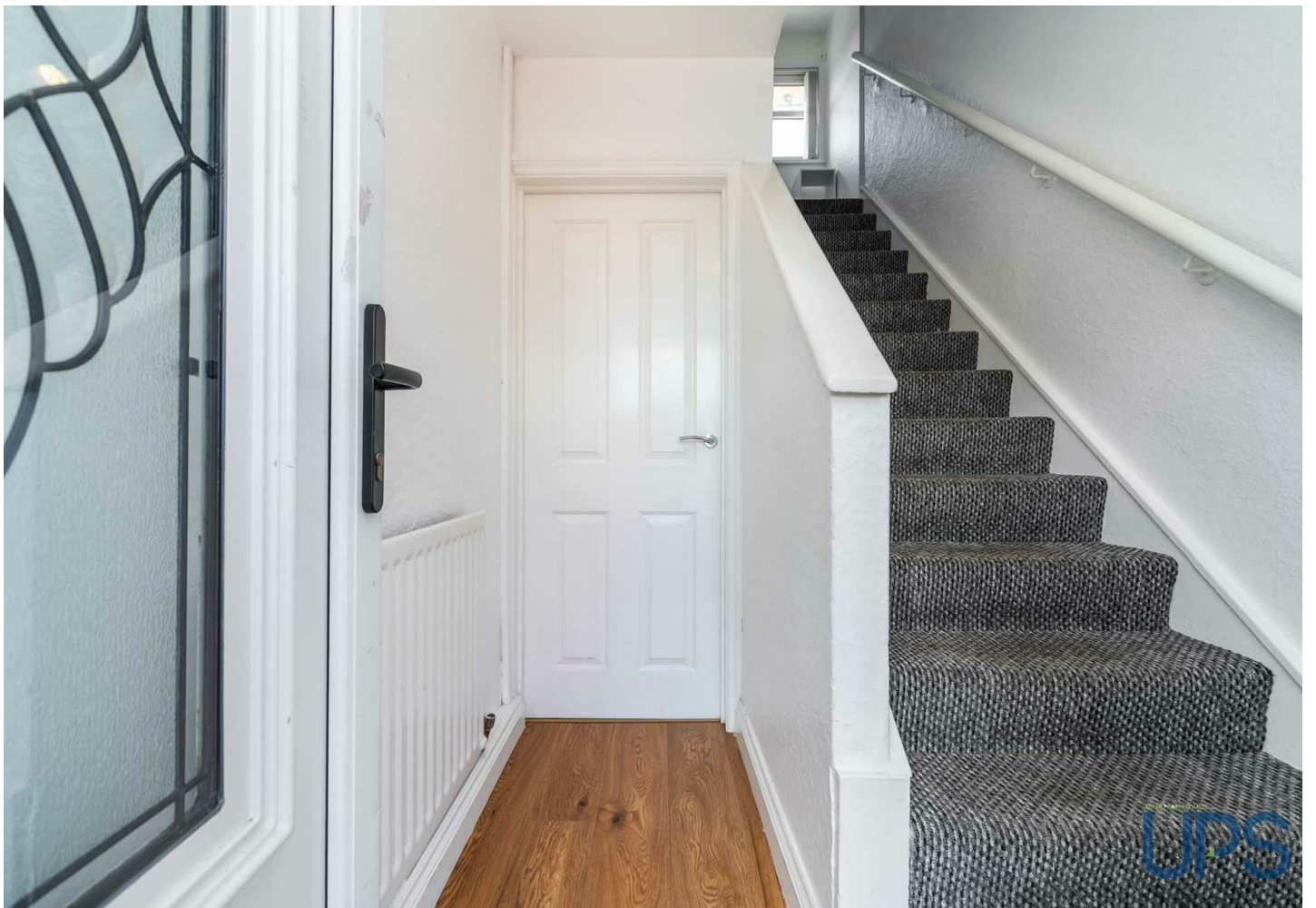
### SEPARATE W.C.

Low-flush W.C., tiled walls.

### OUTSIDE

Off road car-parking - privately enclosed rear garden and patio.









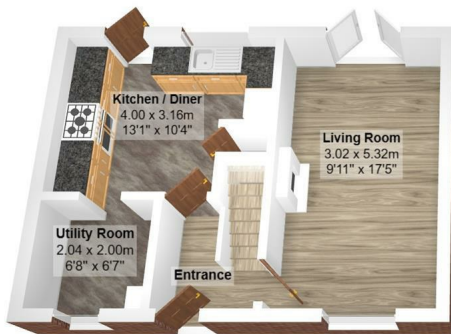
UPS



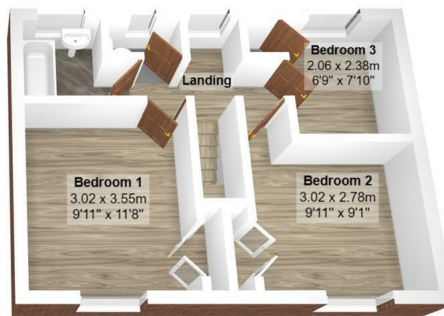
UPS



20, Andersonstown Grove, Belfast, BT11 8FQ



Ground Floor



First Floor

Total Area: 76.1 m<sup>2</sup> ... 819 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		70	80
		EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.**

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

**ANDERSONSTOWN**  
028 9060 5200

**BANGOR**  
028 9127 1185

**DONAGHADEE**  
028 9188 8000

**GLENGORMLEY**  
028 9083 3295

**RENTAL DIVISION**  
028 9070 1000

**BALLYHACKAMORE**  
028 9047 1515

**CARRICKFERGUS**  
028 9336 5986

**DOWNPATRICK**  
028 4461 4101

**MALONE**  
028 9066 1929

**BALLYNAHINCH**  
028 9756 1155

**CAVEHILL**  
028 9072 9270

**FORESTSIDE**  
028 9064 1264

**NEWTOWNARDS**  
028 9181 1444



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark