



10 ST. ANNES ROAD, BLACKS ROAD, BELFAST, BT10 0PQ



A substantial mid town house that offers impressive spacious family living accommodation throughout, boasting fashionable well appointed living space within this exclusive highly regarded cul-de-sac location. Just off the established and extremely popular Blacks Road, the property is within close proximity to Schools, Shops, transport links to include the motorway network and arterial routes, while also being convenient to both Belfast and Lisburn. Four excellent bright, double bedrooms and one generous reception with access to a feature south facing balcony or alternatively three bedrooms and two separate reception rooms. Principle bedroom with ensuite Shower Room. Large fitted kitchen with casual dining area / separate utility room. Downstairs w.c. White bathroom suite, Further w.c on 1st floor landing. Upvc double glazed windows. Gas fired central heating system. Integral garage. Private rear garden. Good fresh youthful presentation throughout / feature floor coverings. Chain free / Immediate possession.

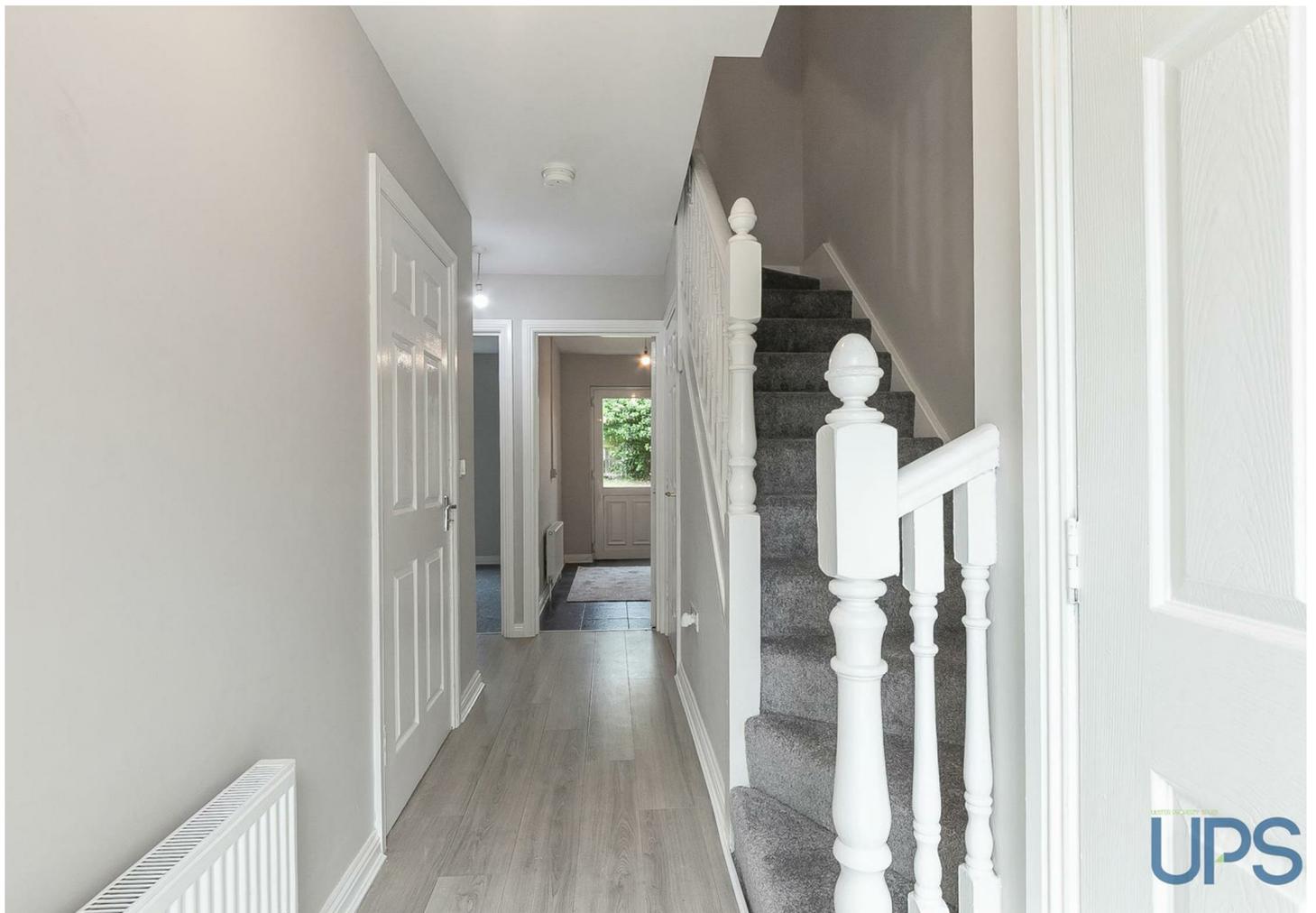
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	78
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £249,950

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Key Features

- Substantial mid town house that offers impressive family living accommodation throughout.
- Principle bedroom with ensuite shower room.
- Large fitted kitchen open to a casual dining area / Separate utility room / Downstairs cloakroom / w.c
- Gas fired central heating system / Upvc double glazed windows / Good fresh presentation throughout.
- Private rear gardens
- Four good, bright double bedrooms.
- Generous sized reception room with double doors to feature balcony.
- White bathroom suite.
- Large integral Garage
- Chain free / Immediate possession.





GROUND FLOOR

ENTRANCE PORCH / HALL

Feature flooring to: built-in cloaks, storage.

BEDROOM 4 / FAMILY ROOM

10.3 x 11.3

UTILITY ROOM

11.6 x 6.3
Range of units, plumbed for washing machine, sink unit, tiled flooring, upvc back door, garden access.

DOWNSTAIRS W.C

Low flush w.c, wash hand basin.

FIRST FLOOR

LOUNGE

18.3 x 11.5
Feature fireplace, flooring, double doors with balcony access. Double doors to:

FITTED KITCHEN / DINING AREA

18.2 x 10.5
Range of units, sink unit, 4 ring gas hob, built-in oven, tiling, ceramic tiled floor.

SEPARATE W.C

Low flush w.c, wash hand basin, tiling.

SECOND FLOOR

PRINCIPLE BEDROOM 1

13.9 x 10.8

ENSUITE SHOWER ROOM

Fully tiled shower cubicle, electric shower unit, wash hand basin, low flush wc.

BEDROOM 2

12.10 x 9.7

BEDROOM 3

12.3 x 8.4

WHITE BATHROOM SUITE

Paneled bath, wash hand basin, low flush wc, tiling, shower screen.

INTEGRAL GARAGE

20 x 11.9
Up and over door, light and power, Baxi Gas boiler.

OUTSIDE

Feature car parking / driveway to front. Private enclosed and secure gardens to rear.

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UPS



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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. 18411008

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.

ULSTERPROPERTYSALES.CO.UK

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