



45 ROCKDALE STREET, BELFAST, BT12 7PA



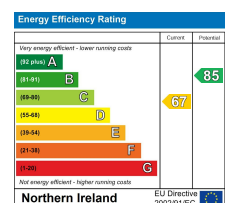
A rare opportunity to purchase this sizeable mid-terrace home that benefits from a double-storey extension within this small cul-de-sac setting in the popular 'Rock Streets', ideally placed just off the established Falls Road, and therefore enjoys tremendous doorstep convenience to an abundance of amenities as well as excellent transport links that include bus, taxi and the Glider service, not to mention proximity to the wider motorway network, arterial routes and the city centre, as well as both St Mary's University College and the Royal Victoria Hospital, to name a few!

The new multi-million-pound Grand Central Station is easily accessible, as are lots of schools and, of course, Boucher Road and all the services in Andersonstown; the well-appointed accommodation is briefly outlined below.

Three good-sized bedrooms at first-floor level.

On the ground floor there is a welcoming entrance leading to a bright and airy living room that has a bay window and access to a fitted kitchen as well as a downstairs white bathroom suite.

Other qualities include gas-fired central heating and UPVC double glazing. Together with being offered for sale chain-free, we have no hesitation in recommending an early viewing to avoid disappointment.



OFFERS OVER £119,950

Key Features

- Offered for sale chain-free, this is a superb opportunity to purchase a large mid-terrace home benefitting from a double-storey extension and this small cul-de-sac setting.
- Bright and airy living room with a bay window.
- Downstairs white bathroom suite.
- Tremendous doorstep convenience to include an abundance of amenities on the nearby Falls and Andersonstown Roads, including state-of-the-art leisure facilities, beautiful parklands and proximity to the city centre.
- The Royal Victoria Hospital and St Mary's University are also close by, as well as the Park Centre and the Kennedy Centre, which includes Sainsbury's and ease of access to Lidl and Asda.
- Three good-sized bedrooms.
- Fitted kitchen.
- Gas-fired central heating / UPVC double glazing.
- Accessibility to arterial routes, the wider motorway network and Boucher Road, as well as the new multi-million-pound Grand Central Station.
- Viewing strongly recommended!





GROUND FLOOR

Hardwood glass panelled front door to entrance porch, inner door to;

LIVING ROOM

12'5 12'0
Bay window, fire place;

KITCHEN

11'10 11'0
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and under oven, tiled floor;

WHITE BATHROOM SUITE

Bath, electric shower unit, low-flush W.C., pedestal wash hand basin;

FIRST FLOOR

BEDROOM 1

13'0 11'11

BEDROOM 2

10'9 7'7

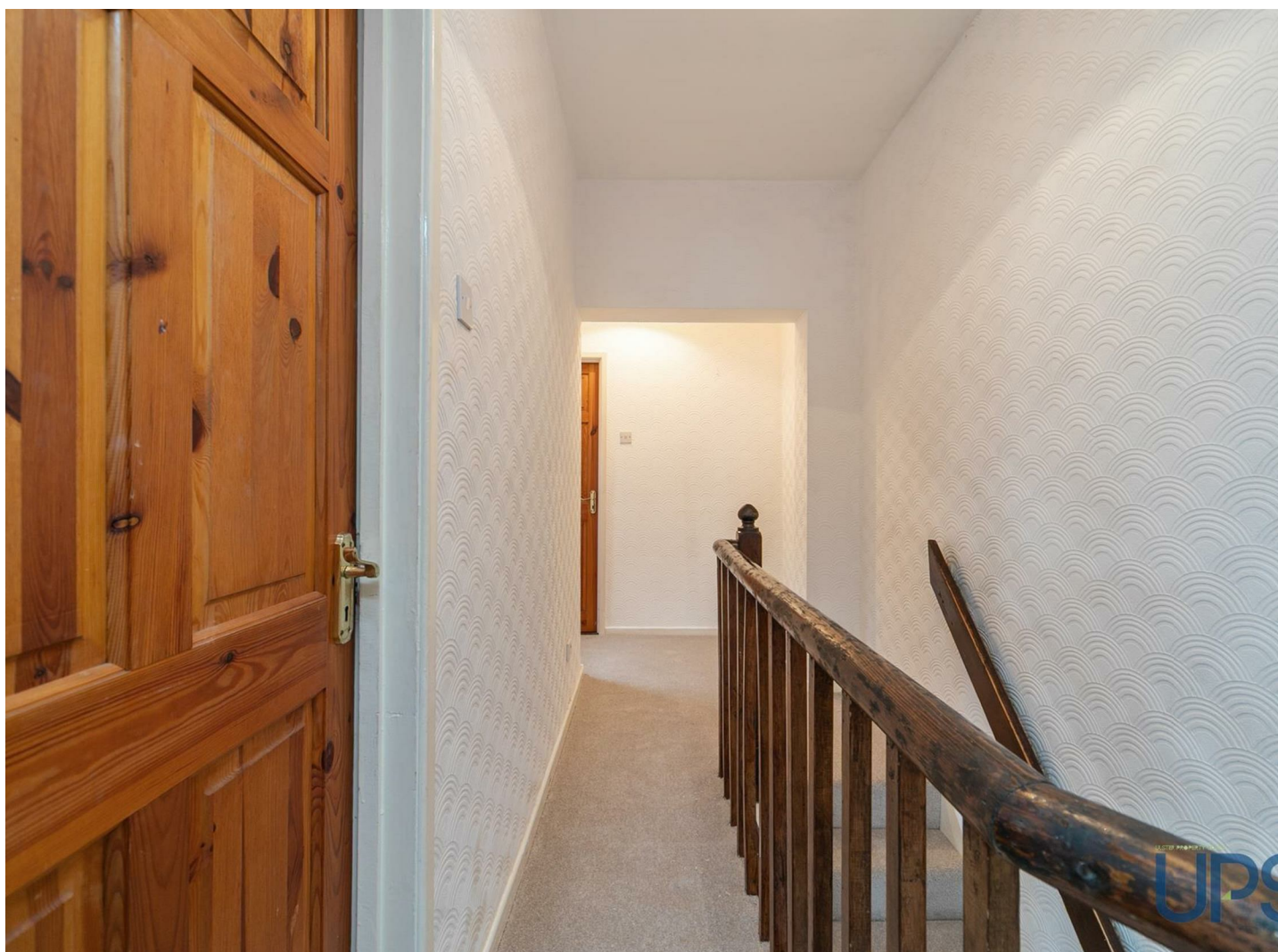
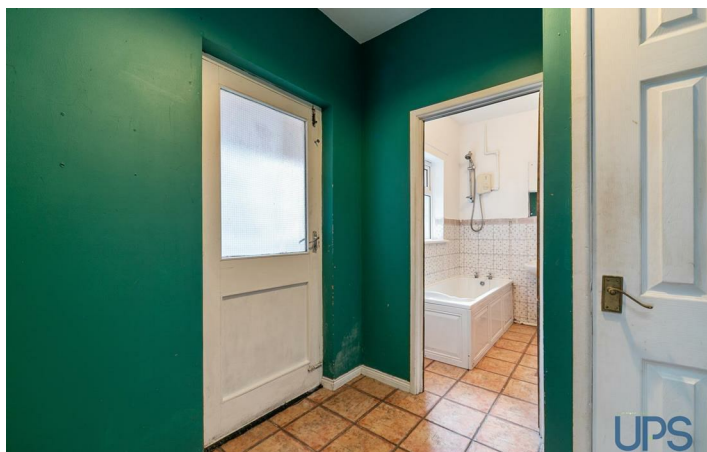
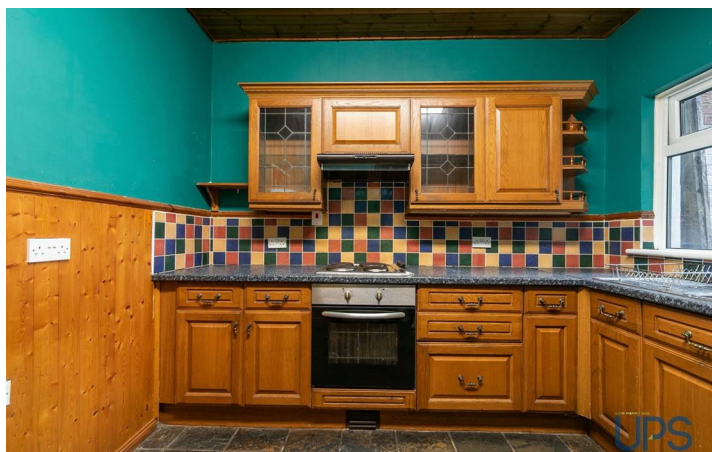
BEDROOM 3

10'0 7'1

OUTSIDE

Enclosed rear yard.

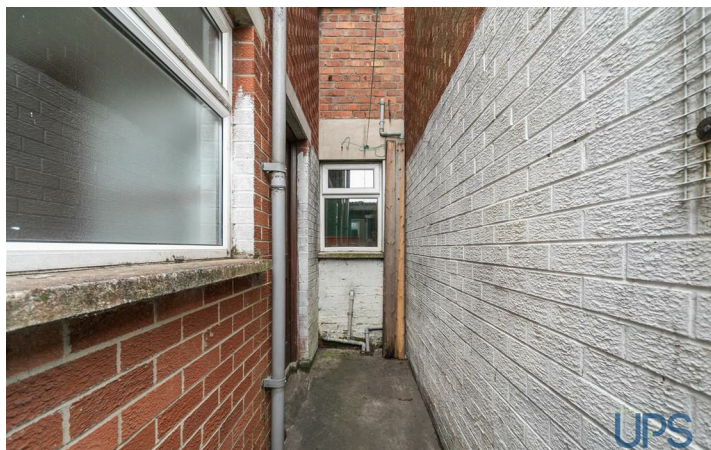
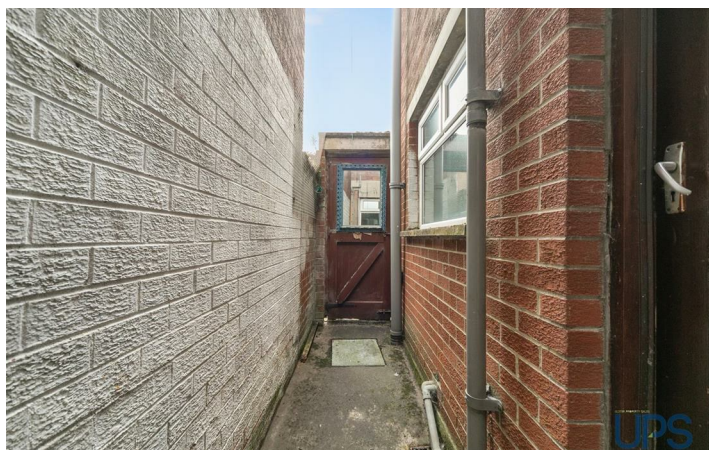
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Questions you may have.

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 Gareth 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. 18415273

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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