



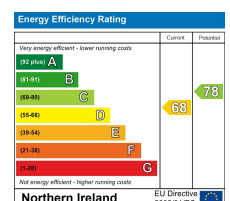
47 SPRINGHILL AVENUE, BELFAST, BT12 7QE



This property requires modernisation throughout and is ideally placed within this highly sought-after residential location that seldom becomes available. The property enjoys an attractive open aspect to the front as well as tremendous doorstep convenience, to include accessibility to lots of nearby schools, shops and transport links as well as proximity to the city centre, wider motorway network and arterial routes.

There are three bedrooms (two on the first floor and one on the ground floor) and two bathrooms, which include a downstairs wet room. There is also a living room and separate fitted kitchen, along with off-road car parking and front, side and rear gardens.

The property is offered for sale chain-free, has gas-fired central heating, and we have no hesitation in recommending viewing early to avoid disappointment.



ASKING PRICE £100,000

47 SPRINGHILL AVENUE, BELFAST, BT12 7QE

Key Features

- This property requires modernisation throughout.
- Three bedrooms (two on the first floor and one on the ground floor)
- Living room and separate fitted kitchen.
- Front and side rear gardens.
- Gas fired central heating.
- Ideally placed within this highly sought after residential location that seldom becomes available.
- Two bathrooms to include a downstairs wet room.
- Off road carparking.
- Chain free.
- View early to avoid disappointment.





GROUND FLOOR

Hardwood glass panelled front door to;

ENTRANCE HALL

To;

LIVING ROOM

14'9 x 11'1

KITCHEN

14'5 x 9'5
Range of high and low level units, single drainer stainless steel sink unit, open plan to dining space.

DOWNSTAIRS WET ROOM

Low flush w.c, wash hand basin, tiled walls and floor.

BEDROOM 3 / LOUNGE

10'1 x 10'4

FIRST FLOOR

BEDROOM 1

9'5 x 8'11
Built-in robes.

BEDROOM 2

10'8 x 11'9
Built-in robes.

BEDROO 3

10'8 x 11'9
Built-in robes.

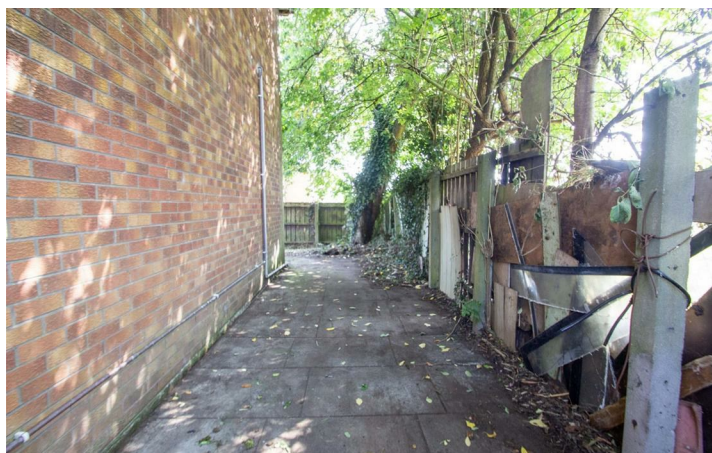
WHITE BATHROOM SUITE

Low flush w.c, wash hand basin.

OUTSIDE

Off road carparking, gardens to front, side and rear.

47 SPRINGHILL AVENUE, BELFAST, BT12 7QE





47 SPRINGHILL AVENUE, BELFAST, BT12 7QE

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. 18459694

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

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)
©Ulster Property Sales is a Registered Trademark