



6 HILLHEAD AVENUE, STEWARTSTOWN ROAD, BELFAST, BT11 9GD

A welcomed opportunity to purchase this striking extended semi-detached home ideally placed within this extremely desirable residential location that enjoys tremendous doorstep convenience, to include accessibility to lots of nearby schools, shops and a short walk to excellent transport links along with the Glider service and, of course, an abundance of amenities in Andersonstown, which include cafes, restaurants and state-of-the-art leisure facilities, plus much more!

This charming home has a lot of kerb appeal and is offered for sale chain-free; the well-appointed living space is briefly outlined below.

Three good-sized bedrooms and a white bathroom suite with spotlights complete the first floor.

On the ground floor there is a spacious and welcoming entrance hall as well as two separate reception rooms, both with solid wooden floors, and the family room with feature double doors that lead to the private gardens. In addition, there is an extended fitted kitchen which is open plan to a generous dining area.

Other qualities include gas-fired central heating and uPVC double glazing, as well as off-road car parking, a detached garage and a good-sized rear garden and patio.

A rare opportunity to purchase in this family-friendly neighbourhood, coupled with its proximity to arterial routes, the wider motorway network and city centre, as well as Boucher Road, beautiful parklands and much more – we therefore strongly encourage viewing early.



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		
Northern Ireland EU Directive 2002/91/EC		
	57	72

OFFERS AROUND £234,950

Key Features

- Striking extended semi-detached home with well-appointed living space extending to around 904 sq ft and perfectly placed in this hugely popular residential location.
- Two separate reception rooms, including a bright and airy family room with feature double doors that lead to the privately enclosed gardens.
- White bathroom suite on the first floor with spotlights.
- Gas-fired central heating / uPVC double glazing.
- An abundance of amenities in Andersonstown are easily accessible, along with state-of-the-art leisure facilities, lots of schools and shops.
- Three good-sized bedrooms.
- Extended fitted kitchen open plan to a generous dining area.
- Off-road car parking / detached garage / good-sized privately enclosed rear gardens.
- Short walk to excellent transport links along with the Glider service.
- Offered for sale chain-free, and viewing comes very strongly recommended!





GROUND FLOOR

Upvc double glazed front door to:

SPACIOUS AND WELCOMING ENTRANCE HALL

Tiled floor, storage understairs, cornicing.

LOUNGE

10'7 x 9'5

Solid wooden floor, cornicing.

LIVING ROOM

13'2 x 10'6

Solid wooden floor, attractive fireplace, Upvc double glazed double doors to enclosed garden.

EXTENDED KITCHEN / DINING

20'10 x 8'10

Range of high and low level units, built-in hob and oven, open plan to generous dining area.

FIRST FLOOR

BEDROOM 1

11'3 x 10'1

Laminated wood effect floor.

BEDROOM 2

11'9 x 10'10

Laminated wood effect floor.

BEDROOM 3

8'5 x 7'5

WHITE BATHROOM SUITE

Tiled bath, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome heated towel rail, spotlights.

OUTSIDE

Enclosed rear garden and patio.

DETACHED GARAGE

Gas boiler, pedestrian door.

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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. 18460375

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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