



## 53 RIVERDALE GARDENS, BELFAST, BT11 9DG

Offered for sale chain-free, this attractive mid-terrace home is superbly positioned in the heart of Andersonstown, enjoying excellent proximity to an abundance of local amenities. These include a wide range of schools, shops, and transport links, along with being within walking distance of all the facilities along Andersonstown and Finaghy Road North. Nearby amenities include state-of-the-art leisure facilities, cafés, restaurants, medical services, and Finaghy Railway Station, among many others.

The accommodation extends to approximately 779 sq ft and is briefly outlined below.

### First Floor:

Three well-proportioned bedrooms and a shower room.

### Ground Floor:

A welcoming entrance porch leads to a spacious hallway, a fitted kitchen, and a bright, airy living room, which is privately positioned to the rear of the property.

Additional features include oil-fired central heating, partial double glazing, off-street car parking, and a well-sized, privately enclosed rear garden.

Early viewing is strongly recommended for this home, which offers excellent potential within an established and highly sought-after residential location, benefiting from tremendous doorstep convenience.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(21-30)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

OFFERS AROUND £164,950



### Key Features

- Superbly placed in the heart of Andersonstown, this property enjoys tremendous doorstep convenience, including an excellent range of schools, shops, and transport links.
- Three bedrooms.
- Separate fitted kitchen.
- Oil-fired central heating and partial double glazing.
- Conveniently close to cafés, restaurants, medical services, leisure facilities, parklands, arterial routes, and the wider motorway network.
- Ideally located within walking distance of Andersonstown and Finaghy Road North, with superb transport connections including the Glider service and Finaghy train station.
- Bright and airy living room ideally positioned to the rear of the property, overlooking the rear garden.
- Shower room on first floor.
- Wall, pillars, railings, and gates provide off-road car parking. The privately enclosed, good-sized rear garden is low maintenance.
- Viewing is strongly recommended for this attractive home, which offers great potential in a highly desirable and convenient location.





## GROUND FLOOR

Hardwood glass panelled front door to;

## ENTRANCE PORCH

Tiled floor, access to;

## WELCOMING ENTRANCE HALL

To;

## KITCHEN

11'4 x 9'5

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, plumbed for washing machine.

## LIVING ROOM

16'5 x 12'5

Double doors to enclosed gardens.

## FIRST FLOOR

## BEDROOM 1

10'1 x 9'1

## BEDROOM 2

12'2 x 9'9

## BEDROOM 3

9'8 x 6'7

## SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin and storage unit.

## OUTSIDE

Nice size privately enclosed rear garden, wall pillars and gates, off road carparking.



53 RIVERDALE GARDENS, BELFAST, BT11 9DG













# 53 RIVERDALE GARDENS, BELFAST, BT11 9DG



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. 18515286**

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