



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			
(A-9)	A		
(B-1)	B		
(C-0)	C		
(D-4)	D	77	
(E-3)	E	62	
(F-2)	F		
(G-1)	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.



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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

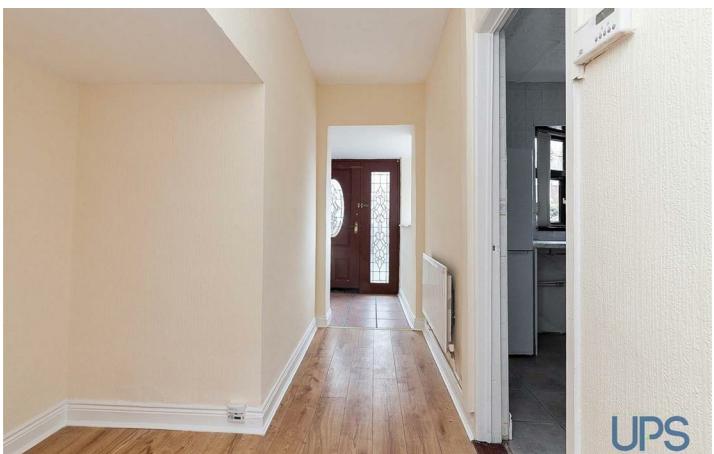
SHOWER ROOM

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.

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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. 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.

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