

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 BROOKE CRESCENT,
BLACKS ROAD, BELFAST,**

OFFERS AROUND £214,950

A fantastic, well presented and maintained, comfortable, semi detached family home that enjoys a slightly elevated, south facing landscaped site within this highly regarded, private, residential location that continues to be in high demand. Three excellent, bright, well appointed double bedrooms. Two separate reception rooms. Lounge with feature wood burner. Luxury fitted kitchen. Contemporary white bathroom suite with feature roll top bath and separate shower cubicle. Upvc double glazed windows / eaves and fascia also in Upvc. Gas fired central heating system. Large detached garage / currently with office space. Extensive, south facing site with feature driveway / car parking to front and side. Outstanding doorstep convenience within easy access to Schools, local Shops, transport links, excellent connectivity to arterial routes and the motorway network. Competitively priced first time buy. Well worth a visit.



Key Features

- Fantastic, well presented and maintained, comfortable semi detached family home.
- Two separate reception rooms.
- Contemporary white bathroom suite with feature roll top bath and separate shower cubicle.
- Gas fired central heating system / Feature wood burning stove.
- Extensive private landscaped south facing site with secure gardens.
- Three excellent, bright well appointed double bedrooms.
- Luxury fitted kitchen.
- Upvc double glazed windows / eaves and fascia also in Upvc.
- Large detached garage / currently office space.
- Outstanding doorstep convenience / Well worth a visit.



GROUND FLOOR

feature Composite entrance door to;

ENTRANCE HALL

Wooden effect strip floor.

LOUNGE

11'8 x 11'1

Wooden effect strip floor.

LIVING ROOM

13'5 x 11'7

Feature fireplace, inset and hearth, wood burner, wooden effect strip floor.

LUXURY FITTED KITCHEN

10'8 x 7'8

Range of high and low level units, single drainer stainless steel sink unit, tiling, ceramic tiled floor. Feature 4 ring hob, under oven, over head extractor hood.

FIRST FLOOR

BEDROOM 1

11'5 x 11'4

Wooden effect strip floor, built-in mirror slide robes.

BEDROOM 2

12'5 x 9'6

Build-in slide robes, wooden effect strip floor.

BEDROOM 3

7'8 x 7'6

Wooden effect strip floor, built-in robes.

ROOFSPACE

Slingsby type ladder, gas boiler,

CONTEMPORARY WHITE BATHROOM SUITE

Luxury white suite with feature Roll top bath, separate shower cubicle, wash hand basin, low flush w.c, ceramic tiled floor. Feature tiling, chrome effect sanitary.

OUTSIDE

Extensive landscaped private south facing site with feature paved driveway / car parking front and side, secure to rear with fencing. Feature wall and pillars to front.

DETACHED GARAGE

Light and power, currently work from home / office space.





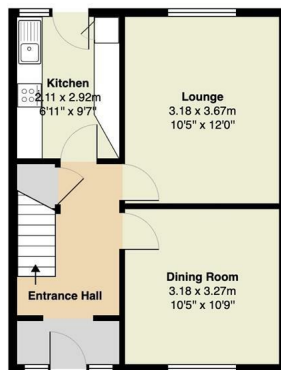




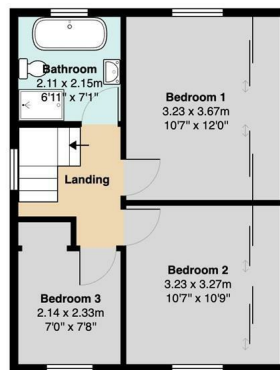


22 Brooke Crescent BELFAST BT11 9NL

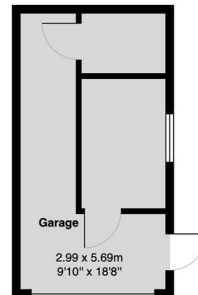
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Ground Floor



First Floor



Garage

Total Area: 77.6 m² ... 835 ft² (excluding garage)
All measurements are approximate and for display purposes only

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	

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 our mortgage advisor on 028 9060 5200.

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.

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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



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