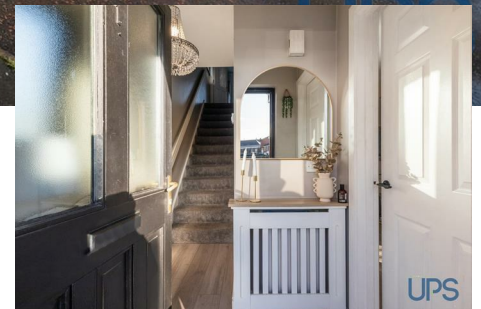




1 SHANVIS COURT, OFF PERCY STREET, BELFAST, BT13 2HB



A rare opportunity to acquire this beautifully presented semi-detached home, perfectly positioned in a quiet cul-de-sac just off Percy Street, Falls Road (BT13 2HB).

This superb location offers easy access to an excellent range of amenities including schools, shops, and transport links such as the Glider service, with Belfast city centre and its abundance of attractions only a short distance away. Arterial routes and the wider motorway network are also nearby, making commuting simple and convenient.

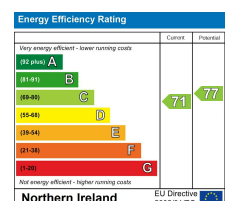
The first floor comprises three well-proportioned bedrooms and a modern white bathroom suite.

On the ground floor, a welcoming entrance hall leads to a bright and spacious living room with a bay window. The living room provides access to a generous fitted kitchen and dining area. There is also a convenient downstairs shower room.

Further benefits include gas-fired central heating, double glazing, off-street parking, and a privately enclosed rear garden.

The property enjoys close proximity to the Royal Victoria Hospital, the new multi-million-pound Grand Central Station, leisure facilities, parklands, cafés, restaurants, and much more.

Early viewing is highly recommended!



OFFERS AROUND £159,950

1 SHANVIS COURT, OFF PERCY STREET, BELFAST, BT13 2HB

Key Features

- A rarely available location, superbly tucked away in a quiet cul-de-sac, just a short walking distance from the city centre and excellent transport links!
- Bright and airy living room.
- Handy downstairs shower room.
- Gas-fired central heating and uPVC double glazing.
- Convenient access to the wider motorway network and arterial routes, with numerous schools, shops, leisure facilities, and the Royal Victoria Hospital all nearby.
- Three good sized bedrooms.
- Sizeable kitchen open to a dining area.
- White bathroom suite on first floor.
- Off road car-parking / privately enclosed rear garden.
- Early viewing is strongly recommended for this fantastic opportunity!





GROUND FLOOR

Hardwood double glazed front door to;

ENTRANCE HALL

To;

LIVING ROOM

Bay window.

KITCHEN / DINING AREA

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

DOWNSTAIRS SHOWER ROOM

Shower cubicle, low flush w.c, pedestal wash hand basin.

FIRST FLOOR

BEDROOM 1

BEDROOM 2

BEDROOM 3

WHITE BATHROOM SUITE

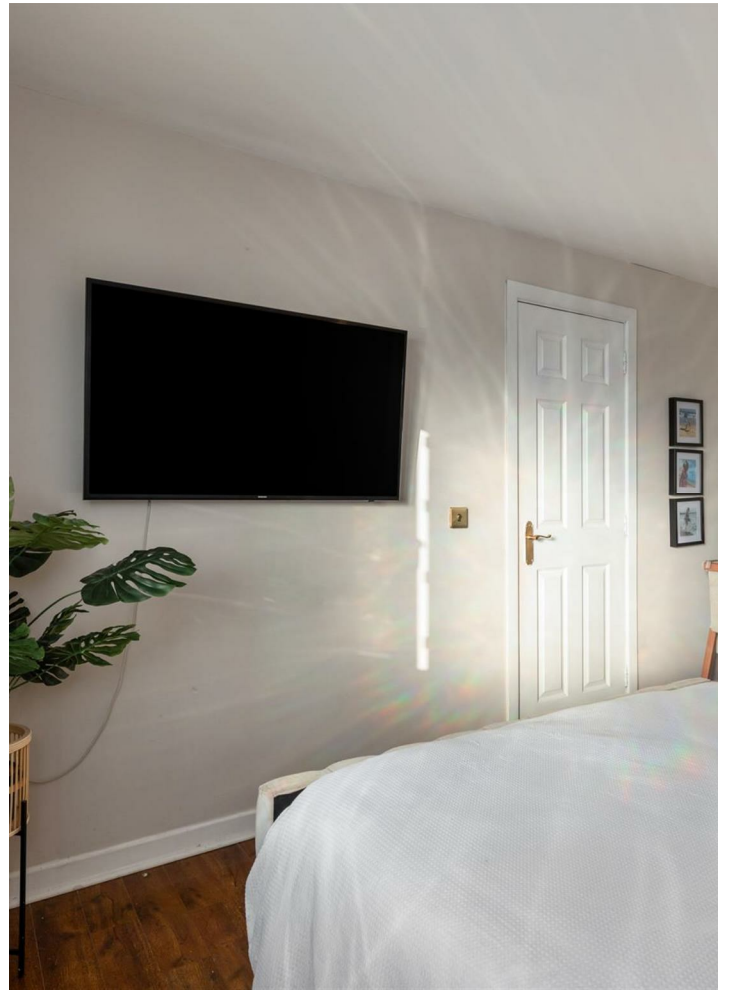
Bath, low flush w.c, wash hand basin.

OUTSIDE

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 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. 18531492

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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