

#### **ANDERSONSTOWN BRANCH**

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# 19 CANNING GROVE, CRUMLIN, BT29 4XB

Superb Opportunity for First-Time Buyers

This attractive home presents an excellent opportunity to purchase within a highly sought-after residential area, ideally located close to all the amenities of Crumlin's Main Street. Enjoy convenient access to major routes connecting Belfast, Lisburn, Antrim, and Belfast International Airport — perfect for commuters and families alike.

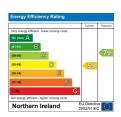
The first floor comprises three well-proportioned bedrooms and a modern white bathroom suite.

On the ground floor, you'll find a comfortable living room and a spacious, fully fitted kitchen open plan to a dining and entertaining area – ideal for family living or hosting guests.

Additional features include oil-fired central heating, uPVC double glazing, and a generously sized, privately enclosed rear garden with a low-maintenance flagged finish.

Local schools, shops, cafés, restaurants, and the nearby Tesco Superstore and leisure centre are all within easy reach, adding to the convenience of this excellent location.

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### **Key Features**

- · Attention first-time buyers and investors: · Three bedrooms. Superb opportunity to purchase in a highly sought-after location within walking distance of Crumlin's Main Street.

- · Bright and airy living room.
- · White bathroom suite on the first floor.
- · uPVC double glazing and oil-fired central heating.
- · Excellent access to major arterial routes, with close proximity to Belfast, Lisburn, Antrim, and Belfast International Airport.

- · Kitchen open plan to a spacious dining and entertaining area.
- · Off-road parking and a generously sized, privately enclosed, low-maintenance flagged rear garden.
- · Conveniently located just a short walk from Crumlin's Main Street, offering easy access to Tesco Superstore, leisure centre, cafés, bakery, medical facilities, and more.
- · Offered for sale chain-free; early viewing is highly recommended to avoid disappointment.









#### **GROUND FLOOR**

Upvc double glazed front door to entrance.

#### LIVING ROOM

13'0 11'7

Laminated wood effect floor.

#### KITCHEN / DINING AREA

14'4 12'10

Range of high and low level units, double sink, partially tiled walls, built-in hob and under oven, stainless steel extractor fan, tiled floor, open plan dining space.

#### **FIRST FLOOR**

#### **BEDROOM 1**

13'0 9'0

#### **BEDROOM 2**

12'9 9'7

#### **BEDROOM 3**

9'6 6'10

#### WHITE BATHROOM SUITE

Bath, electric shower unit, low-flush w.c., pedestal wash hand basin, chrome effect towel warmer, chrome effect sanitary ware, tiled floor and walls.

#### **OUTSIDE**

Off road car-parking to front, brick paviour driveway. Privately enclosed, good-sized, low-maintenance flagged rear garden, outdoor tap.

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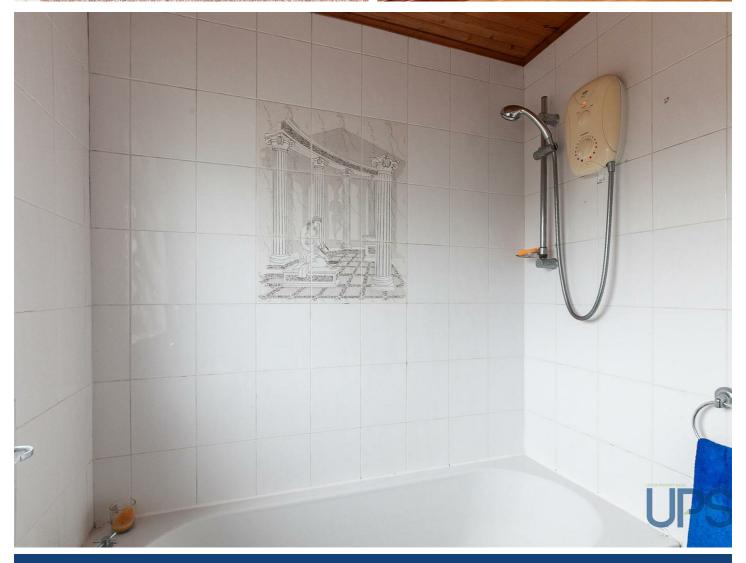


















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Questions you may have.

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. 18533309

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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