



ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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Antrim, BT11 9BY

**028 9060 5200**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**28 WHITEROCK GARDENS,  
BELFAST, BT12 7PS**

**OFFERS AROUND £134,950**



An attractive red-brick end-terrace home, well positioned within a popular and established residential area. This convenient location offers easy access to a wide selection of nearby schools, shops, and excellent transport links, including the Glider service. The city centre, the Royal Victoria Hospital, St Mary's University College, and the wider motorway network are all within easy reach, and the new multi-million-pound Grand Central Station is only around ten minutes away by car.

The property is offered for sale chain-free. Accommodation includes two well-proportioned bedrooms on the first floor, along with a bright and spacious living room on the ground floor, which leads to a second reception room and a fitted kitchen. A handy downstairs shower room completes the ground-floor layout.

Further features include uPVC double glazing, gas-fired central heating, and a privately enclosed, low-maintenance rear garden. The home also benefits from being adjacent to Corrigan Park, providing an attractive open outlook to the rear, as well as convenient access to the wide range of amenities available in Andersonstown, including modern leisure facilities, parklands, cafés, restaurants, medical services, and more. Early viewing is strongly recommended.



## Key Features

- An attractive red brick end-of-terrace home offering excellent doorstep convenience, including easy access to the city centre and Royal Victoria Hospital.
- Two good sized bedrooms.
- Kitchen.
- Gas fired central heating / Upvc double glazing.
- Offered for sale chain-free, this property benefits from close proximity to numerous schools, shops, and leisure facilities, as well as beautiful parklands and easy access to the wider motorway network.
- Excellent transport links nearby, including the Glider service, with easy access to a wide range of amenities on the nearby Falls and Springfield Roads, as well as in Andersonstown.
- Bright and airy living room with access to a further reception room.
- Downstairs shower room.
- Low-maintenance, privately enclosed rear garden.
- Early viewing strongly recommended!



### GROUND FLOOR

Hardwood front door to entrance.

#### LIVING ROOM

11'7 10'11

#### DINING ROOM

8'4 6'1

#### KITCHEN

10'4 7'2

#### DOWNSTAIRS SHOWER ROOM

Shower cubicle, electric shower unit, low-flush W.C, pedestal wash hand basin.

### FIRST FLOOR

#### BEDROOM 1

14'2 10'5

#### BEDROOM 2

14'2 10'6

#### OUTSIDE

Wall, railing, pedestrian gate, small enclosed front garden. Privately enclosed, low-maintenance rear garden.







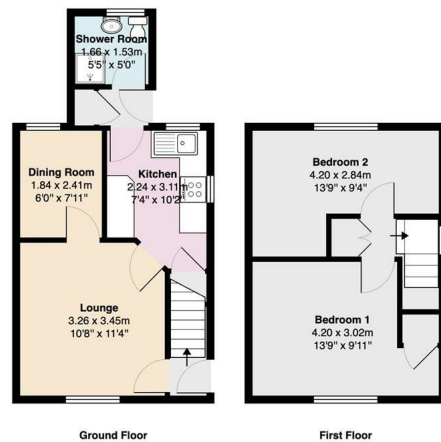








28 Whiterock Gardens, BELFAST, BT12 7PS



Total Area: 54.5 m<sup>2</sup> ... 587 ft<sup>2</sup>  
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

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028 9060 5200

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028 9047 1515

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028 9756 1155

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028 9336 5986

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028 9072 9270

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GLENGORMLEY  
028 9083 3295

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028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



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