



53 DIVISMORE CRESCENT, OFF SPRINGFIELD ROAD, BELFAST, BT12

7LE

A comfortable, well maintained and presented end town house that enjoys an extensive, private site within this popular convenient location. Three good bright, comfortable bedrooms. One generous reception room with feature cornicing, bay window and double doors to; Luxury fitted kitchen. White bathroom suite. Upvc double glazed windows front and rear doors. Gas fired central heating system (Worcester boiler). Extensive secure rear gardens with spacious walled garden to front / mature planting. Good, fresh youthful presentation throughout. Tremendous doorstep convenience located close to a wide range of schools, shops, transport links and local amenities, with leisure facilities, cafés and restaurants all nearby. Arterial routes, the wider motorway network and Belfast City Centre are also easily accessible. Competitively priced first time buy. Well worth a visit.

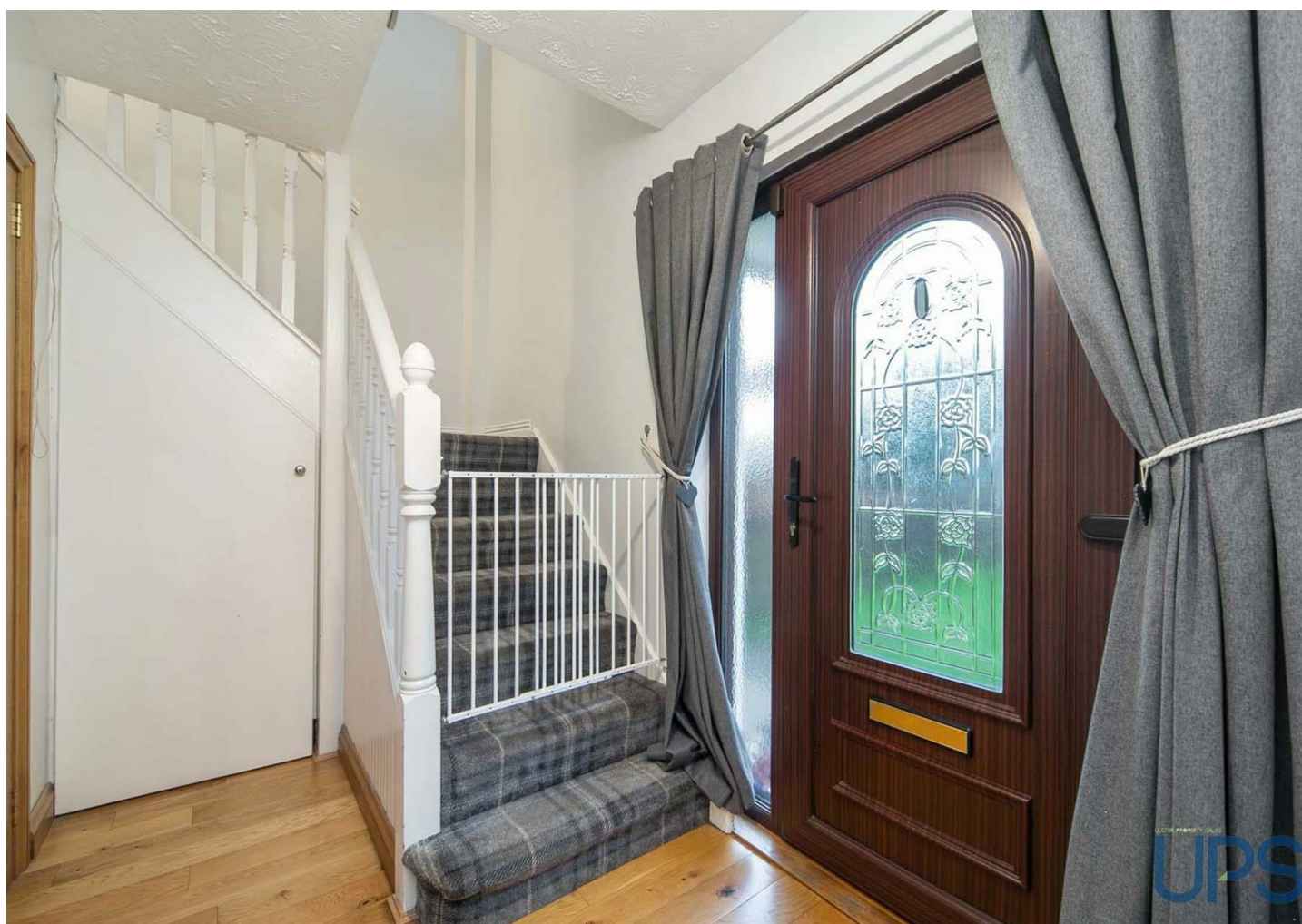


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94 plus) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	71
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £144,950

Key Features

- Comfortable, well maintained and presented end town house that enjoys an extensive, private site within this popular location.
- One generous reception room with feature cornicing, bay window and oak double doors.
- White bathroom suite.
- Gas fired central heating system (Worcester boiler)
- Good, fresh youthful presentation throughout.
- Three good, bright comfortable bedrooms.
- Luxury fitted kitchen.
- Upvc double glazed windows, front and rear doors / feature cornicing / Oak trim.
- Extensive private secure rear gardens with enclosed mature front garden
- Tremendous doorstep convenience / walking distance to excellent transport links / Well worth a visit.





GROUND FLOOR

OPEN ENTRANCE PORCH

Upvc double glazed entrance door to;

ENTRANCE HALL

Wood strip floor.

LOUNGE

15'5 x 10'8

Feature beamed fireplace with tiled hearth, cornicing, bay window, wood strip floor, double doors to;

LUXURY FITTED KITCHEN

13'0 x 8'8

Range of high and low level units, formica work surfaces, tiling, porcelain tiled floor, downlighters, single drainer stainless steel sink unit, Upvc double doors, Worcester boiler, Upvc double glazed back door.

LUXURY WHITE

BATHROOM SUITE

Panelled bath, telephone hand shower, shower screen, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, pvc wall coverings, downlighters.

FIRST FLOOR

BEDROOM 1

15'0 x 11'2

Wooden effect strip floor.

BEDROOM 2

12'8 x 10'2

Wooden effect strip floor.

BEDROOM 3

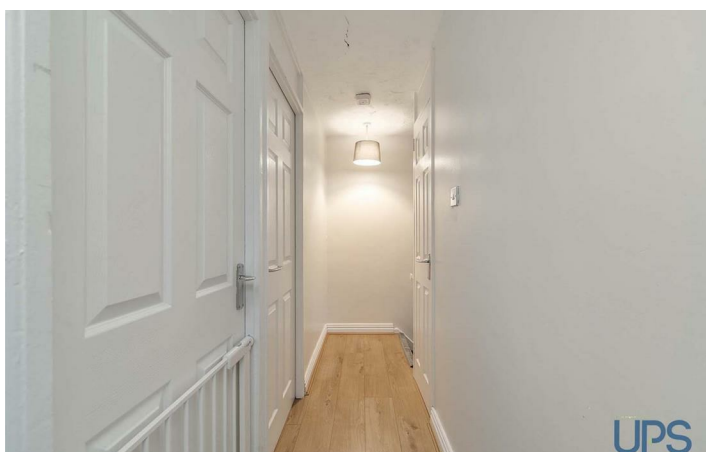
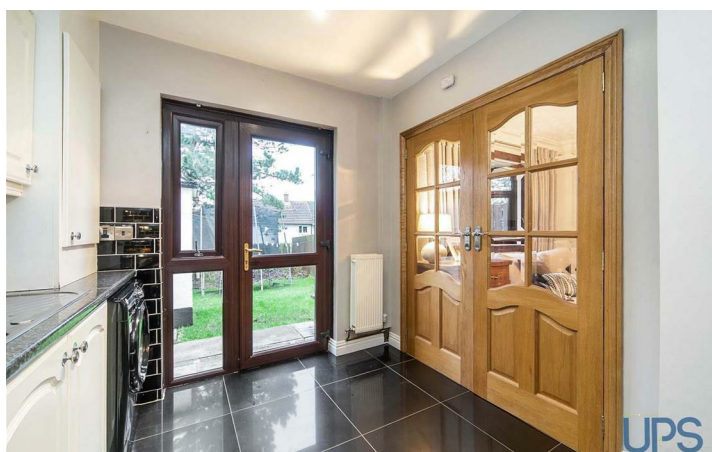
10'6 x 7'6

Wooden effect strip floor.

OUTSIDE

Extensive gardens, private and secure to rear with lawns and planting, fencing, outhouse with power and storage.

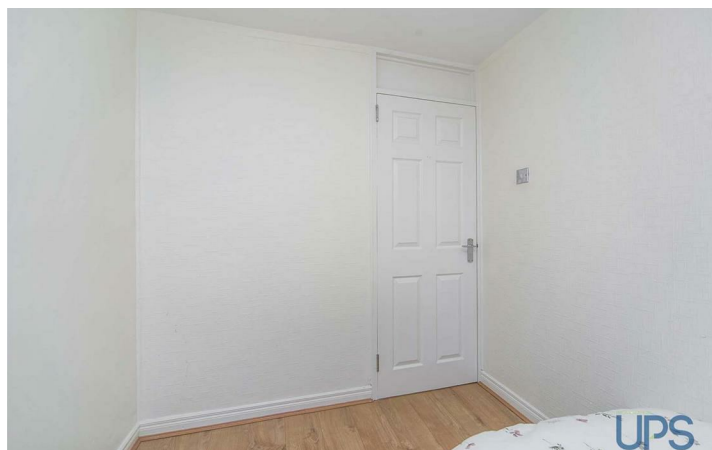
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71 E**







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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. 18563520

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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