



ULSTER PROPERTY SALES

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 22 COLINWARD STREET, SPRINGFIELD ROAD, BELFAST, BT12 7EP



A comfortable extended mid town terrace house within a convenient and sought after area suited to investors and first time buyers alike. Well maintained and presented throughout, the property offers two good bright bedrooms and one generous living room, feature double doors to: Extended fitted kitchen with a casual dining area. Recently installed contemporary fitted luxury shower suite. Gas fired central heating system. Upvc double glazing. Good fresh youthful presentation. Fantastic doorstep convenience with an abundance of amenities close by, with lots of schools, shops and transport links, the City Centre and wider motorway network is easily accessible as well as Boucher Road. A competitively priced home, well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
70-80	C		
55-64	D	71	81
21-30	E		
1-20	F		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £105,000

## Key Features

- Extended mid terrace property within this convenient and sought after area suited to first time buyers and investors alike.
- On generous reception room, feature double doors to:
- Newly installed luxury downstairs contemporary shower suite.
- Good, fresh presentation.
- Superb first time buy.
- Two good bedrooms.
- Extended fitted kitchen / dining area.
- Gas fired central heating system.
- Outside seating area, enclosed and covered.
- Competitively priced home, well worth a visit.





## **GROUND FLOOR**

Upvc double glazed entrance door to;

## **ENTRANCE PORCH**

To;

## **LOUNGE**

14'1 x 9'8

Wooden effect strip floor, double doors to;

## **EXTENDED FITTED KITCHEN / DINING AREA.**

9'8 x 7'3

Range of high and low level unit, formica work surfaces, breakfast bar, wooden effect strip floor, single drainer stainless steel sink unit, overhead extractor hood, built-in cupboard, Worcester gas boiler.

## **REAR PORCH**

Tiling, ceramic tiled floor, pvc ceiling, down lighting, Upvc double glazed back door.

## **NEWLY INSTALLED**

## **LUXURY SHOWER SUITE**

Feature shower enclosure, low flush w.c, wash hand basin, vanity unit.

Feature tiling and flooring. Vertical heated towel rail, feature mirror. Downlighting.

## **FIRST FLOOR**

## **BEDROOM 1**

12'0 x 10'1

Wooden effect strip floor, built-in robes.

## **BEDROOM 2**

8'1 x 8'2

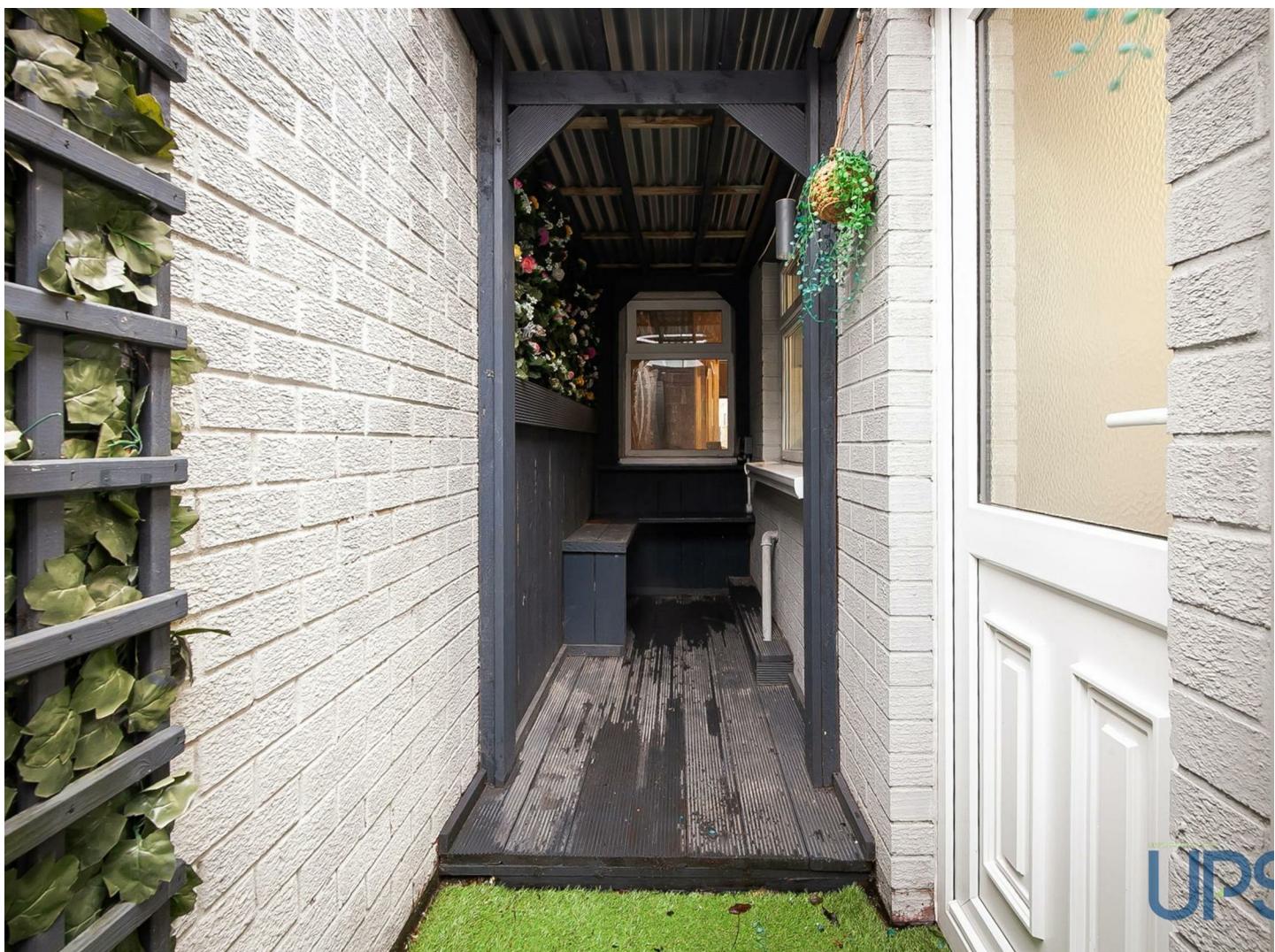
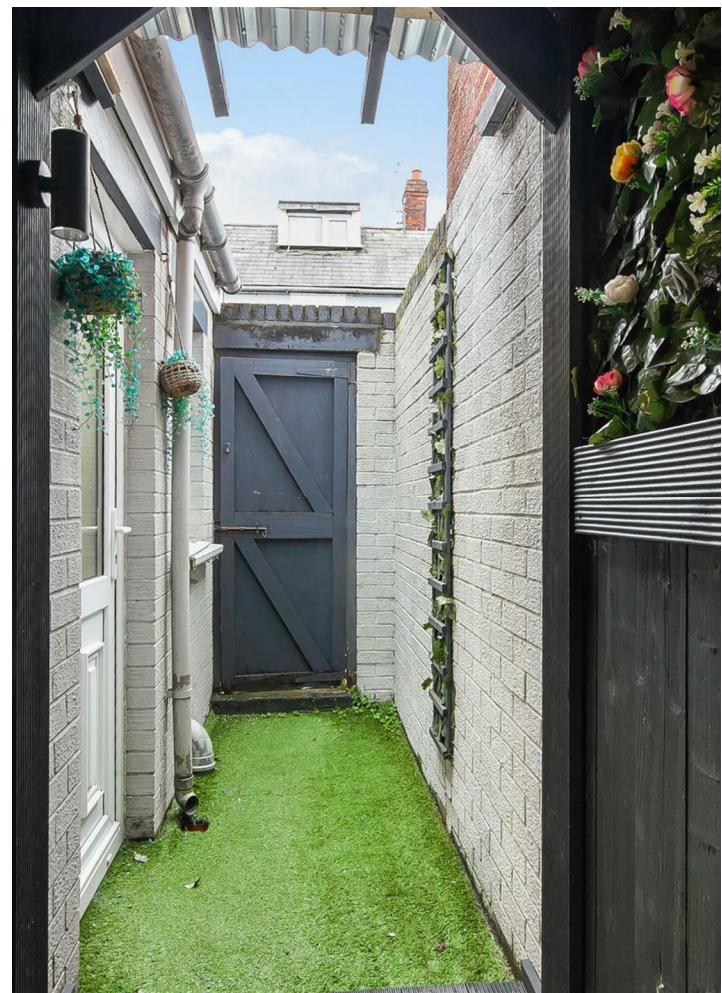
Wooden effect strip floor.

## **OUTSIDE**

Rear enclosed yard with covered area and feature decking and seating with power points.

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UPS





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. 18570671**

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.