



## 21 HUGO STREET, FALLS ROAD, BELFAST, ANTRIM, BT12 6ET



An extraordinary period home perfectly positioned within this highly desirable location that offers tremendous doorstep convenience to include a short walk to excellent transport links along with the Glider service as well as schools, shops, and proximity to an abundance of amenities on the nearby Falls and Andersonstown Roads, to name a few, making this well-appointed home that is offered for sale chain-free a star buy!

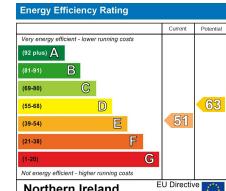
Two good-sized bedrooms (a large bedroom on the first floor with a period fireplace) and a further sizeable bedroom on the second floor, as well as a white bathroom suite on the first floor with a handy storage cupboard...

On the ground floor, there is an entrance porch leading to a spacious and welcoming entrance hall with beautiful cornicing and two separate reception rooms, as well as an extended fitted kitchen.

A brand-new gas central heating system has just been installed, and the property benefits from Upvc double glazing and a privately enclosed rear yard.

The city centre is within easy reach, as is the wider motorway network and the Royal Victoria Hospital, along with Boucher Road and much more!

Early viewing is strongly recommended.



OFFERS AROUND £124,950

## Key Features

- Extraordinary period home perfectly positioned within this highly desirable location.
- Welcoming entrance hall with beautiful cornicing.
- Newly installed extended fitted kitchen.
- New damp proof course installed.
- Tremendous doorstep convenience to include a short walk to excellent transport links to include the Glider service.
- Two good sized bedrooms, large bedroom on first floor and further sizeable bedroom on the second floor.
- Two separate reception rooms.
- Recently installed gas central heating system / Upvc double glazing.
- Privately enclosed rear yard.
- Chain free and close to arterial routes and the wider motorway network as well as the city centre and Royal Victoria Hospital.





## GROUND FLOOR

Upvc double glazed front door to:

## ENTRANCE PORCH

Inner door to:

## SPACIOUS ENTRANCE HALL

Cornicing.

## LOUNGE

12'5 x 10'1

Bay window.

## LIVING ROOM

10'5 x 9'9

## KITCHEN

10'5 x 5'9

Range of low level units, single drainer stainless steel sink unit.

## FIRST FLOOR

### BEDROOM 1

13'7 x 10'4

Period fireplace.

### WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, pedestal wash hand basin with mixertaps, chrome effect sanitary ware, storage cupboard.

## LANDING

Stairs to;

## SECOND FLOOR

### BEDROOM 2

Period fireplace, Fakro window.

## OUTSIDE

Enclosed rear yard, wall, railings and pedestrian gate to front.

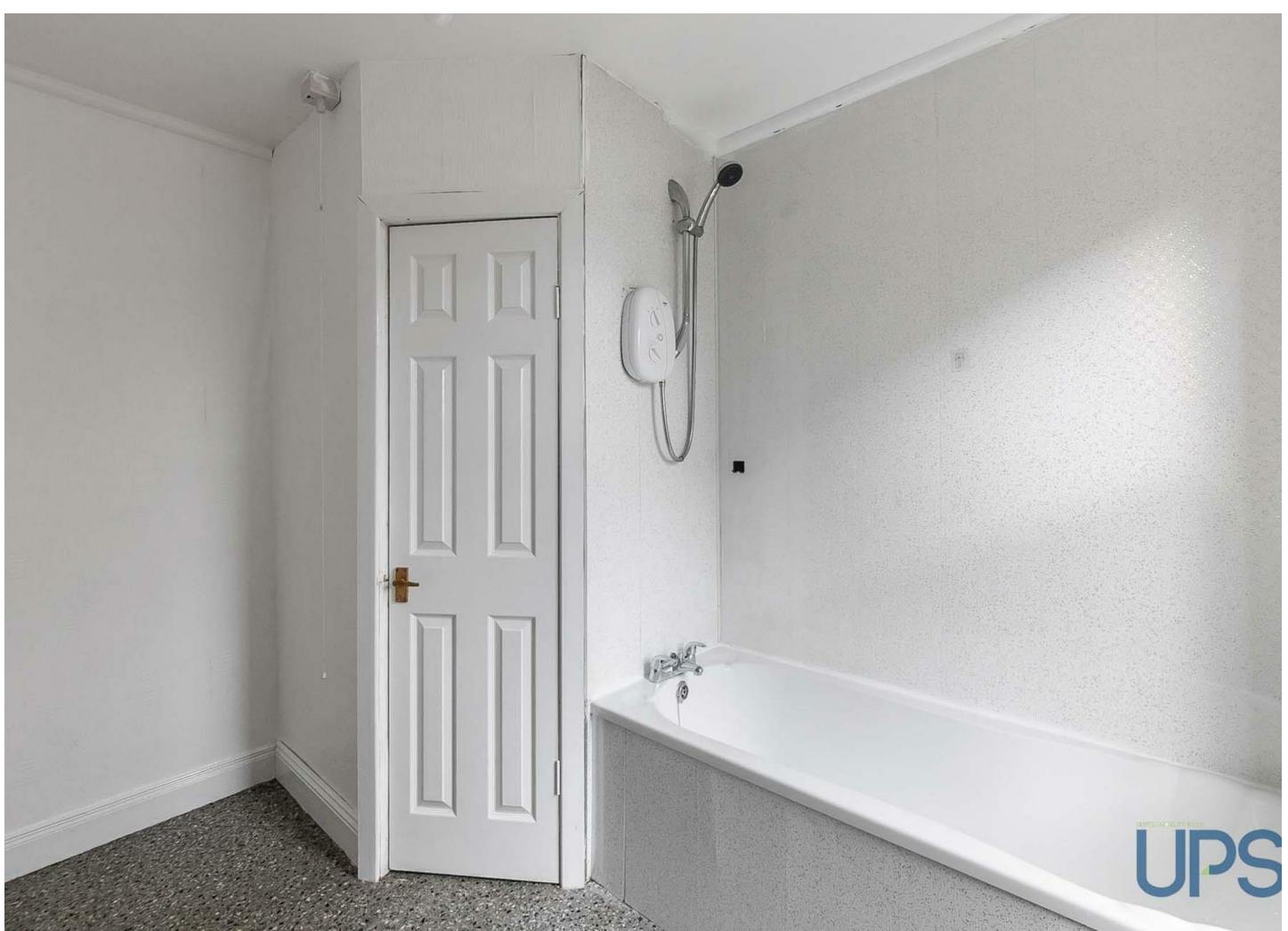
## PLEASE NOTE

Some photographs are historic and may not reflect the property's current condition or appearance.

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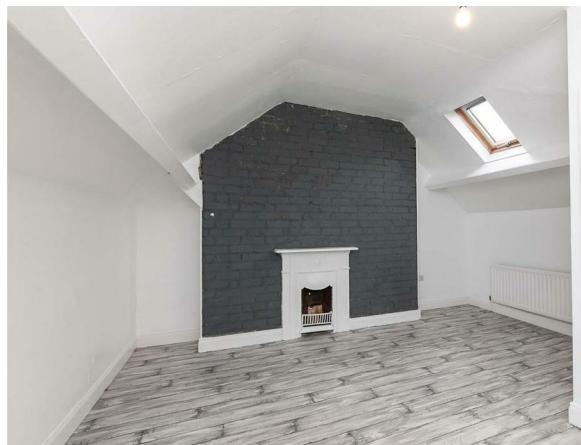








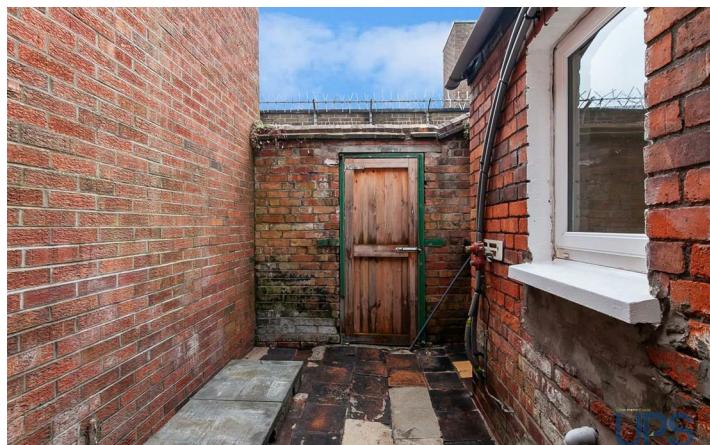
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## Questions you may have.

**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. 18594543**

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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