



38 ST. JAMES'S CRESCENT, BELFAST, BT12 6DW



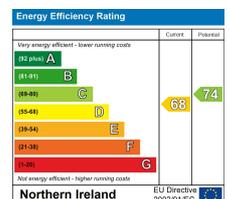
Offered for sale chain free, this attractive mid red brick mid terrace home is ideally positioned just off the Donegall Road in proximity to all of the amenities on the nearby Falls Road to include excellent transport links along with the Glider service, arterial routes and the wider motorway network - The Royal Victoria Hospital, St. Mary's University College are within walking distance as are an excellent selection of schools, the city centre is very easily accessible as is the new multi-million pound Grand Central Station and off course Boucher Road with its many popular retail parks and eateries to name all but a few.

The property extends to around 605sq ft and has an energy rating of D-68 and must be seen to be fully appreciated - the well-appointed accommodation is briefly outlined below.

The property has two bedrooms and a study at first floor level and there is access to a floored roof-space via a pulldown ladder on the landing providing excellent storage.

On the ground floor there is a comfortable living room and a fitted kitchen which is open plan to a dining space, there is also a downstairs white bathroom suite. Other qualities include gas fired central heating and Upvc double glazing as well as an enclosed covered rear yard/garden.

A charming home with lots of potential in an area that is central to an abundance of services and we have no hesitation in recommending an early viewing to avoid disappointment!



OFFERS AROUND £124,950

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Key Features

- An attractive red brick mid-terrace home offered for sale chain-free, ideally positioned within this established and highly desirable location, convenient to a wide range of amenities.
- Fitted kitchen open plan to dining space.
- Gas-fired central heating and uPVC double glazing.
- A short walk to a wide range of amenities on the nearby Falls Road, including Royal Victoria Hospital, St Mary's University College, and much more.
- The city centre is easily accessible, along with the new multi-million-pound Grand Central Station and Boucher Road, renowned for its popular retail parks and eateries.
- There are two bedrooms and a study on the first floor, along with access to a floored roof space via a pull-down ladder from the landing, providing excellent additional storage.
- Downstairs white bathroom suite.
- Privately enclosed covered rear garden.
- Excellent transport links are close by, including the Glider service, major arterial routes, and access to the wider motorway network.
- Early viewing strongly recommended to avoid disappointment!





GROUND FLOOR

Hardwood front door to;

ENTRANCE HALL

To;

LIVING ROOM

13'4 x 10'10

KITCHEN / DINING AREA

17'4 x 13'1

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, open plan to dining space.

WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin.

FIRST FLOOR

BEDROOM 1

13'2 x 9'3

Built-in robes, laminated wood effect floor.

BEDROOM 2

10'4 x 9'7

STUDY

ROOFSPACE

Approached via pull down ladder, floored and storage.

OUTSIDE

Enclosed, covered rear yard / garden.

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UPS





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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. 18603893

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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