

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

138 Andersonstown Road, Belfast,  
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**44 FOREST STREET,  
BELFAST, BT12 7BG**

**OFFERS OVER £104,950**

## Chain-Free Extended Mid-Terrace Home – Prime Location!

Offered for sale chain-free, this extended mid-terrace home is ideally positioned in a highly sought-after and established location. It enjoys tremendous doorstep convenience, including a short walk to the Royal Victoria Hospital, St. Mary's University College, numerous schools, and a wide range of amenities on the nearby Springfield and Falls Roads. Excellent transport links are also nearby, including the Glider service, major arterial routes, the wider motorway network, the city centre, and the new multi-million-pound Grand Central Station.

The first floor comprises two bedrooms, along with a hotpress on the landing, providing additional storage space.

On the ground floor, you will find a bright and airy living room, a kitchen, and an extended downstairs white bathroom suite.

Additional features include oil-fired central heating, UPVC double glazing, and a privately enclosed rear yard.

This is a fantastic property in a very convenient location. We have no hesitation in recommending an early viewing to avoid disappointment.



## Key Features

- A chain-free, extended mid-terrace home, ideally positioned in this established and highly sought-after location, close to a wide range of local amenities and the Royal Victoria Hospital.
- Bright and airy living room.
- Downstairs white bathroom suite.
- Privately enclosed rear yard.
- Residents also benefit from easy access to the new Grand Central Station, as well as Boucher Road and Andersonstown.
- Two good-sized bedrooms.
- Kitchen.
- UPVC double glazing and oil-fired central heating.
- Ideally situated near the city centre, St. Mary's University College, a variety of schools, and excellent transport connections, including the Glider service.
- Early viewing strongly recommended!



### GROUND FLOOR

Upvc double glazed front door to entrance hall.

### LIVING ROOM

13'1 x 8'10

### KITCHEN

11'6 x 6'10

Range of high and low level units, single drainer stainless steel sink unit, tiled floor, extractor fan.

### WHITE BATHROOM SUITE

Bath, electric shower unit, low-flush W.C. pedestal wash hand basin, extractor fan, partially tiled walls.

### BEDROOM 1

12'1 x 10'9

### BEDROOM 2

11'6 x 7'0

### OUTSIDE

Privately enclosed rear yard.

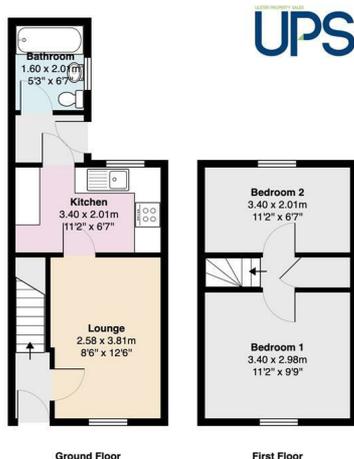








44 Forest Street, BELFAST, BT12 7BG



Total Area: 45.8 m<sup>2</sup>... 493 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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>58</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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](http://ULSTERPROPERTYSALES.CO.UK)

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAVEHILL**  
028 9072 9270

**DONAGHADEE**  
028 9188 8000

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark