

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**65 WHITEROCK ROAD, OFF
FALLS ROAD, BELFAST,**

OFFERS AROUND £139,950

A superior well maintained and presented red brick mid town house that enjoys a prominent position fronting the established and convenient Whiterock Road. Three excellent bright well appointed comfortable bedrooms. Two separate reception rooms, bay window, dining / living room with double patio doors. Contemporary high gloss finished fitted kitchen. Luxury white shower suite. Upvc double glazed windows / gas fired central heating system. Good fresh youthful presentation throughout with fantastic period effect detail to include feature wall paneling and deep moulded cornicing. Feature internal doors and floor coverings. Private and secure garden to rear / car parking to front. Tremendous doorstep convenience close to Schools, Shops and transport links City bound to include the Glider service. The wider motorway network is also close by, as is the Royal Victoria Hospital and St Mary's University College. Excellent first time buy, well worth a visit.



Key Features

- A superior well maintained and presented red brick mid town house that enjoys a prominent position fronting the established and convenient Whiterock Road.
- Two separate reception rooms.
- White shower suite.
- Upvc double glazed windows / Enclosed private and secure rear garden.
- Established convenient location.
- Three excellent bright well appointed comfortable bedrooms.
- Luxury fitted kitchen.
- Gas fired central heating system.
- Good fresh youthful presentation throughout.
- Excellent first time buy / Well worth a visit.



GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

Ceramic tiled floor, feature wall paneling and corning.

LOUNGE

12'8 x 11'4

Bay window, wood effect stripped floor, feature wood paneling, corning.

LIVING / DINING ROOM

12'7 x 11'4

Feature period cast iron fire place, Upvc double glazed double patio doors,

LUXURY FITTED KITCHEN

9'5 x 8'8

Range of high and low level units, feature work tops, 4 ring ceramic ho, under oven, over head extractor hood, plumbed for washing machine, single drainer sink unit, feature pvc ceiling, down lighters, ceramic tiled flooring, tiling.

FIRST FLOOR

Feature wood paneling on landing. Separate robe, gas boiler.

BEDROOM 1

13'6 x 11'6

Wooden effect stripped floor.

BEDROOM 2

12'5 x 11'5

BEDROOM 3

8'8 x 6'5

Wooden effect stripped floor.

WHITE SHOWER SUITE

Shower cubicle, electric shower unit, wash hand basin, low-flush w.c, pvc wall and ceiling coverings, downlights, chrome effect towel warmer, ceramic tiled floor.

OUTSIDE

Rear enclosed and secure garden with artificial grass. Car parking and double gates to front.











65, Whiterock Road, Belfast, BT12 7PG



Ground Floor



First Floor

Total Area: 79.7 m² ... 857 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		71	79
		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

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



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