

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**37 EARLSCOURT STREET,
FALLS ROAD, BELFAST,**

OFFERS AROUND £114,950

Priced to allow for modernisation, this competitively priced extended mid-terrace home presents an excellent opportunity to acquire a property in this highly popular and sought-after residential location. The property benefits from superb doorstep convenience, including a short walk to the Royal Victoria Hospital and St Mary's University College, as well as a wide range of amenities on the nearby Falls Road and Springfield Road.

Excellent transport links are close at hand, including the Glider service, arterial routes, and the wider motorway network, providing easy access to the city centre and the new multi-million-pound Grand Central Station.

The accommodation comprises two well-proportioned bedrooms, a living room, kitchen, and a downstairs bathroom.

Additional benefits include oil-fired central heating and uPVC double glazing. The property is offered for sale chain free.

Early viewing is strongly recommended.



Key Features

- Priced to allow for modernisation, this competitively priced extended mid-terrace home represents a superb opportunity to purchase in this highly sought-after location.
- Bright and airy living room.
- White bathroom suite on the ground floor.
- Privately enclosed rear yard with outdoor tap.
- The wider motorway network is easily accessible, along with key arterial routes, while a wide range of amenities are available on the nearby Falls and Springfield Roads.
- Two bedrooms.
- Kitchen open plan to dining space.
- Oil-fired central heating / Upvc double glazing.
- Conveniently located within walking distance of the Royal Victoria Hospital and St Mary's University College, with excellent transport links including the Glider service.
- Within easy reach of the city centre, a range of schools, and much more – early viewing is strongly recommended!



GROUND FLOOR

Upvc double glazed front door to entrance porch, inner door to;

LIVING ROOM

15'10 x 11'7

KITCHEN / DINING AREA

16'10 x 8'5

Range of high and low level units, single drainer 1 1/2 bowl sink unit, spotlights.

DOWNSTAIRS WHITE

BATHROOM SUITE

Bath, electric shower unit, low flush W.C, pedestal wash hand basin, tiled floor, hot-press/storage.

FIRST FLOOR

BEDROOM 1

12'2 x 10'4

BEDROOM 2

11'4 x 10'6

OUTSIDE

Privately enclosed rear yard, outdoor tap.







37 EarlsCourt Street, BELFAST, BT12 7AS



Total Area: 71.3 m² ... 767 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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

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028 9756 1155

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028 9072 9270

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NEWTOWARDS
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