

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,
Antrim, BT11 9BY

028 9060 5200

andersonstown@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**13 INISHMORE CRESCENT,
ANDERSONSTOWN,**

OFFERS AROUND £194,950

Offering outstanding doorstep convenience this substantial mid town house occupies a mature landscaped site within this established, sought after residential location that continues to be in high demand with first time buyers and young families. Three excellent, well appointed, bright double bedrooms. Two separate reception rooms. Luxury fitted kitchen. White bathroom suite. Upvc double glazed windows. Oil fired central heating system. Good, fresh, youthful decoration throughout. Extensive, secure rear gardens while mature to front with feature high hedging. Exceptional convenience / close proximity to local schools / shops / transport links all close by. Fantastic first time buy. Good fresh youthful presentation throughout. Well worth a visit. EPC D65



Key Features

- An impressive town house offering exceptional well appointed family living accommodation.
- Three comfortable bright double bedrooms / Luxury fitted kitchen.
- Upvc double glazing.
- Mature private and secure extensive rear garden.
- Good presentation.
- Two excellent large separate reception rooms.
- White bathroom suite.
- Oil fired central heating.
- Established / convenient location.
- Excellent first time buy / chain free.



GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE HALL

Storage understairs, wooden effect stripped floor, feature internal doors.

LOUNGE

13'5" x 11'5"

Feature bay window, wooden effect strip floor.

LIVING ROOM

14'8" x 12'3"

Feature polished marble fireplace with inset and hearth, wooden effect strip floor.

FITTED KITCHEN

11'2" x 8'0"

Range of high and low level units, formica work surfaces, 4 ring gas hob, built-in oven, single drainer stainless steel sink unit, fridge and freezer, plumbed for washing machine, upvc double glazed back door.

FIRST FLOOR

BEDROOM 1

12'9" x 9'7"

Built-in robes.

BEDROOM 2

11'1" x 10'5"

Built-in robes.

BEDROOM 3

14'0" x 9'6"

Built-in robes.

LUXURY WHITE BATHROOM SUITE

Panelled bath, electric shower unit, shower screen, wash hand basin, vanity unit, tiling, ceramic tiled floor, chrome heated towel rail.

OUTSIDE

Mature front garden / hedging, private while also extensive to rear, laid in lawns, flagged and fenced, feature storage, oil fired boiler.











13 Inishmore Crescent, Belfast. BT11 8NL

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Ground Floor



First Floor

Total Area: 95.0 m² ... 1023 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		65	67
(39-54) E			
(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

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWARDS
028 9181 1444



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