

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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Antrim, BT11 9BY

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**14 CREESLOUGH GARDENS,  
LENADOON, BELFAST,**

**OFFERS AROUND £154,950**

Offered for sale for the first time since construction approximately 55 years ago, this charming mid-terraced home has remained within the same family and enjoys a superb position tucked away within this highly sought-after residential location. Benefiting from an attractive open aspect to the front over mature greenery, the property also boasts an exceptionally generous rear area offering excellent outdoor space and versatility.

Ideally located close to an abundance of amenities including leading schools, shops, excellent transport links, the Glider service, arterial routes and the motorway network, this home is perfectly suited to a wide range of purchasers.

The accommodation briefly comprises a welcoming entrance hall and a bright, spacious living room which enjoys the pleasant open outlook to the front. Double doors lead to a good-sized kitchen/dining area with plenty of space for dining.

On the first floor there are three well-proportioned bedrooms together with a modern shower room.

Additional benefits include oil-fired central heating, uPVC double glazing and the added advantage of being offered for sale chain-free.

The property is also within close proximity to Colin Glen Forest Park, home to Ireland's leading adventure park, as well as Andersonstown with its wealth of amenities and leisure facilities.

Early viewing is strongly recommended.



## Key Features

- A beautiful mid-terrace home ideally tucked away in this highly sought-after residential location, benefiting from a large rear garden.
- Bright and airy living room with double doors leading to a good-sized kitchen/dining area.
- Oil-fired central heating and uPVC double glazing.
- Convenient to a wide range of schools, shops and transport links including the Glider service, arterial routes and the motorway network.
- It represents a rare opportunity to purchase in this highly regarded location, where the majority of properties are long-term owner-occupied.
- Three well-proportioned bedrooms.
- Modern shower room.
- Offered for sale chain-free and for the first time in approximately 55 years, having remained in the same family since construction.
- All of the amenities in Andersonstown are easily accessible, including cafes, restaurants, medical services and much more.
- Early viewing is strongly recommended.



### GROUND FLOOR

Upvc double glazed front door to welcoming entrance hall, tiled floor.

### LIVING ROOM

15'10 x 10'8

Laminated wood effect floor, cornicing and attractive views over mature greenery, double doors leading to:

### KITCHEN / DINING AREA

15'11 x 8'10

Range of high and low level units, single drainer stainless steel 1½ bowl sink unit, built-in hob and under oven, stainless steel extractor canopy, open plan dining area.

### FIRST FLOOR

#### BEDROOM 1

11'5 x 9'8

#### BEDROOM 2

12'3 x 7'8

#### BEDROOM 3

9'3 x 7'10

### MODERN SHOWER ROOM

Shower cubicle with electric shower unit, low-flush W.C., wash hand basin with storage unit, chrome-effect sanitary ware, chrome-effect towel warmer, PVC panelled ceiling and walls, extractor fan.

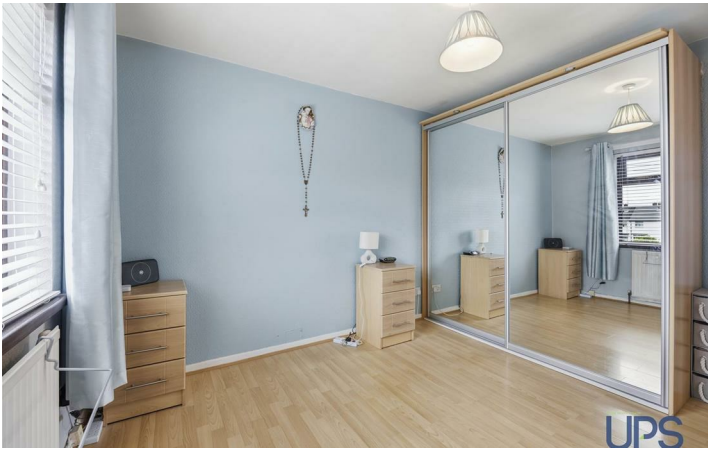
### OUTSIDE

The substantial flagged rear garden offers a versatile outdoor

space and may be suitable for vehicle parking, with space capable of accommodating up to three cars, subject to all necessary approvals and enquiries.





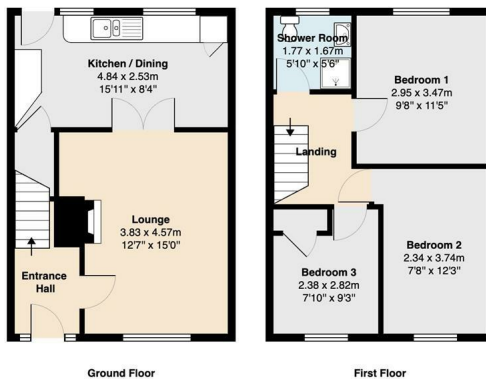






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14 Creeslough Gardens, BELFAST, BT11 9HL



Ground Floor

First Floor

Total Area: 69.9 m<sup>2</sup> ... 752 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</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.

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RENTAL DIVISION  
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