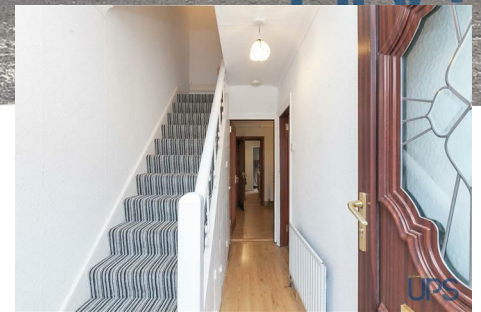




## 61 BROADWAY, BELFAST, BT12 6AS



Offered for sale chain-free, this well-appointed mid-terrace home enjoys tremendous doorstep convenience, including a short stroll to the Royal Victoria Hospital, St. Mary's University College, and all the abundance of amenities on the nearby Falls Road, including Boucher Road with its many popular retail parks and restaurants, to name a few.

The wider motorway network is on its doorstep, and the property enjoys accessibility to excellent transport links, including the Glider service on the Falls Road. The accommodation, which extends to around 711 sq ft, is briefly outlined below.

There are three bedrooms at first floor level, and on the ground floor, there is a spacious and welcoming entrance hall with two separate reception rooms, access to a fitted kitchen, and a downstairs shower room.

Upvc double glazing and an oil-fired central heating system add further to the appeal of this superbly located home, and we have no hesitation in recommending an early viewing to avoid disappointment.

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			
		61	27
Northern Ireland EU Directive 2002/91/EC			

**OFFERS AROUND £109,950**

## Key Features

- Offered for sale chain-free, this well appointed mid-terrace home enjoys tremendous doorstep convenience to include being adjacent to the Royal Victoria Hospital.
- Three bedrooms at first floor level.
- Fitted kitchen.
- Upvc double glazing / Oil fired central heating system.
- Wider motorway network on its doorstep.
- Close to St. Mary's University College, Boucher Road and the city centre as well as an abundance of amenities on the nearby Falls Road.
- Two separate reception rooms on the ground floor.
- Downstairs shower room.
- Excellent transport links nearby along with the Glider service.
- Viewing strongly recommended!





## GROUND FLOOR

Upvc double glazed front door to

## SPACIOUS ENTRANCE HALL

Wooden effect strip floor.

## LOUNGE

14'6 x 8'11

Wooden effect strip floor, cornicing, fireplace.

## LIVING ROOM

8'10 x 10'11

Wooden effect strip floor, attractive fireplace.

## KITCHEN

7'6 x 9'11

Range of high and low level units, single drainer stainless steel sink unit, partially tiled walls.

## DOWNSTAIRS SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin and storage cabinet, chrome effect towel rail, chrome effect sanitary ware, spotlights, extractor fan, pvc panelled walls.

## FIRST FLOOR

### BEDROOM 1

11'3 x 10'11

Period fireplace.

### BEDROOM 2

7'6 x 8'11

Period fireplace, laminated wood effect floor.

### BEDROOM 3

6'7 x 6'6

## OUTSIDE

Enclosed rear yard.

61 BROADWAY, BELFAST, BT12 6AS









# 61 BROADWAY, BELFAST, BT12 6AS



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 Andersonstown on .

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. 18029028**

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.

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