ULSTER PROPERTY SALES
UPS

ANDERSONSTOWN BRANCH
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NETWORK STRENGTH – LOCAL KNOWLEDGE

39 Beechmount Street, Belfast, BT12 7NH

Offers Around £124,950

An extended red brick mid-terrace home ideally positioned just off the Falls Road, enjoying excellent doorstep convenience and easy access to a wide range of local amenities and services.

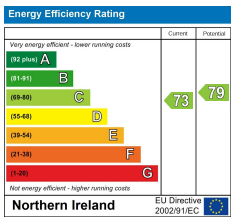
The location is particularly well connected, with excellent public transport links including the Glider service, while arterial routes and the wider motorway network are within easy reach. Belfast City Centre, Royal Victoria Hospital, St Mary's University College and the new Grand Central Station are also readily accessible.

The property itself comprises two bedrooms on the first floor, while on the ground floor there is a living room, kitchen and white bathroom suite. The home is further enhanced by gas fired central heating and uPVC double glazing.

There is also excellent access to nearby leisure facilities and parklands, together with a good selection of cafés, restaurants, shops and medical services available along the Falls Road and Andersonstown Road.

Offered for sale chain free, this extended home represents an excellent opportunity for a first-time buyer, young couple or those seeking a conveniently located home close to Belfast City Centre.

Early viewing is highly recommended.



GROUND FLOOR

uPVC double glazed front door to entrance porch, inner door to:

LIVING ROOM 13'8 x 13'6 (4.17m x 4.11m)

KITCHEN 13'1 x 8'11 (3.99m x 2.72m)

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, partially tiled walls.

WHITE BATHROOM SUITE

Bath, thermostatically controlled shower unit, low-flush W.C, pedestal wash hand basin, extractor fan.

FIRST FLOOR

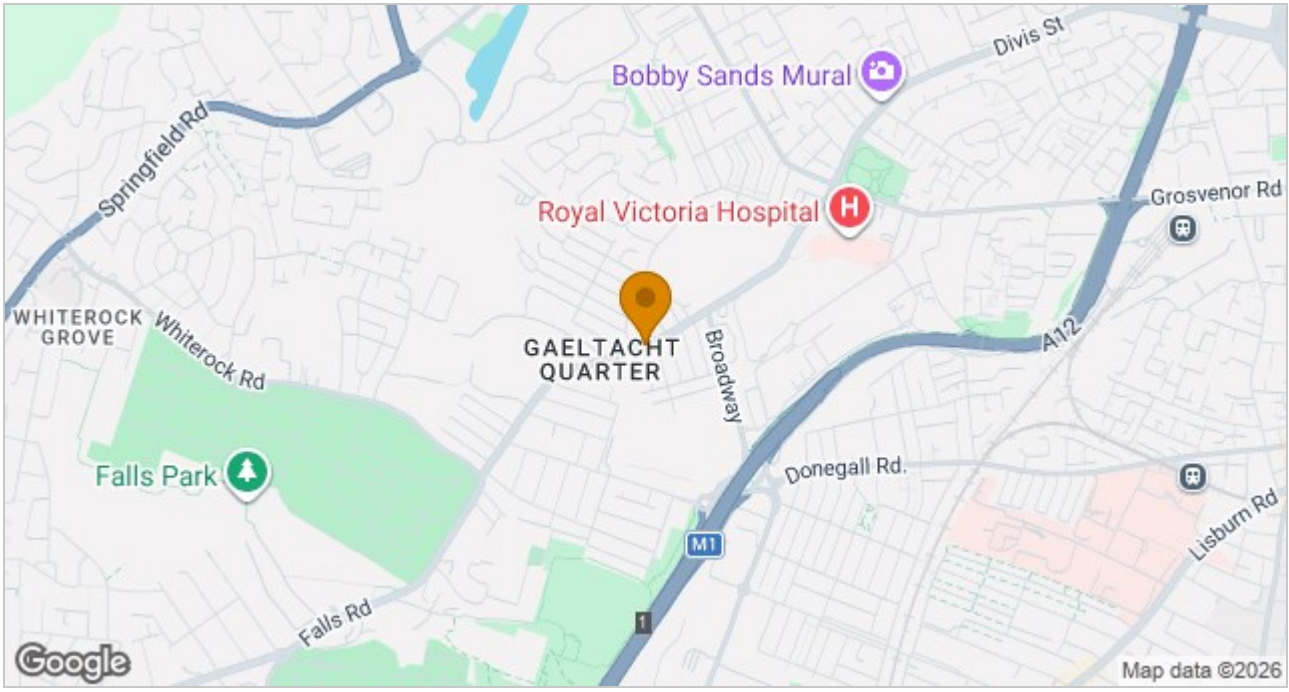
BEDROOM 1 13'8 x 10'8 (4.17m x 3.25m)

BEDROOM 2 8'4 x 8'11 (2.54m x 2.72m)

OUTSIDE

Wall, railing, pedestrian gate and small enclosed easily maintained front garden. Enclosed rear yard.

Area Map



Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact Adam Liddell @ 02890833295. You home may be repossessed if you do not keep up your repayments on your mortgage.

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