



## 39 GLEN CRESCENT, ANDERSONSTOWN, BELFAST, BT11

### 8FB

An extended, red brick end terrace home that enjoys a corner site with planning permission granted for a garage. Three bright, comfortable bedrooms. Extended lounge / dining area open plan to a fitted kitchen. White shower suite. Upvc double glazed windows. Gas fired central heating system. Extensive site with side garden / planning permission granted for garage. Fantastic first time buy. Chain free. Convenient doorstep location within easy walking distance of schools / Kennedy Centre / Sainsburys / transport links to include the Glider service.

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			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £149,950

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### Key Features

- An extended red brick end terrace home.
- Extended lounge / dining area open to a fitted kitchen.
- Upvc double glazed windows.
- Extensive site with side garden.
- Chain free.
- Three bright comfortable bedrooms.
- White shower suite.
- Gas fired central heating system.
- Planning permission granted for garage.
- Convenience doorstep convenience.





## GROUND FLOOR

### ENTRANCE HALL

To:

### LOUNGE / LIVING / DINING AREA

28 x 14.2

Open plan to:

### EXTENDED KITCHEN

14 x 14.2

Range of high and low level units,  
formica work surfaces, plumbed for  
washing machine.

## FIRST FLOOR

### BEDROOM 1

10'1 x 9'8

### BEDROOM 2

10'1 x 9'1

### BEDROOM 3

7'1 x 6'1

### WHITE SHOWER SUITE

Shower Cubicle, wash hand basin,  
low flush wc.

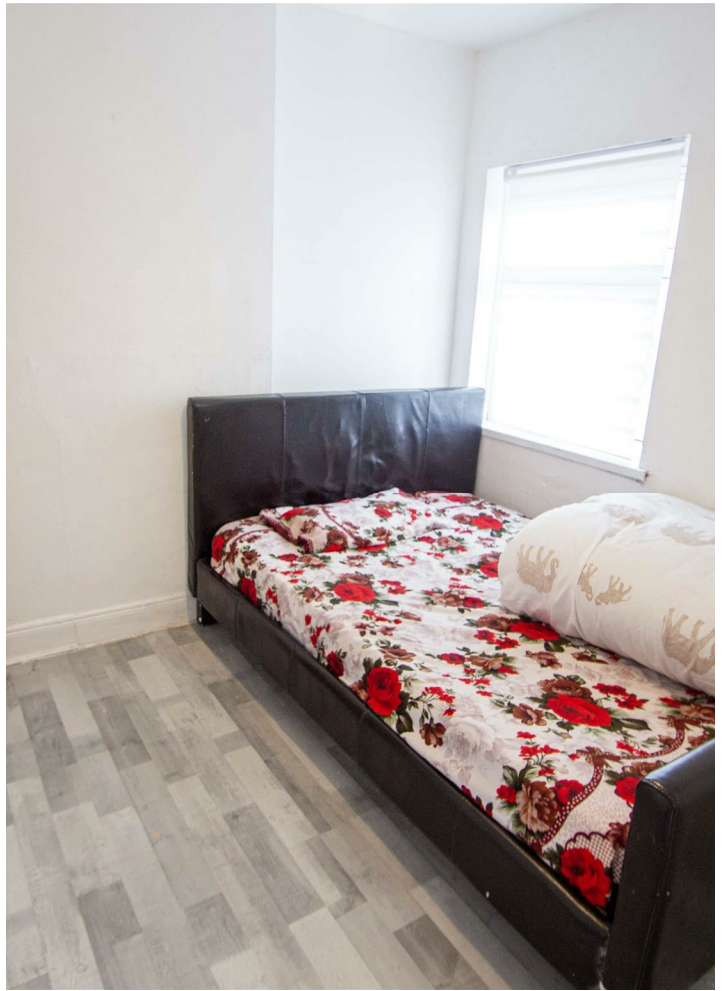
### OUTSIDE

Extensive corner site with side  
garden, rear enclosed yard.  
Planning approved for garage.



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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. 18007126**

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.

ULSTERPROPERTYSALES.CO.UK

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