

**OK
T**

FOR SALE

**5 Gransha Way
Belfast
BT11 8AQ**

Three Bed Semi-Detached
House

okt.co.uk



LOCATION

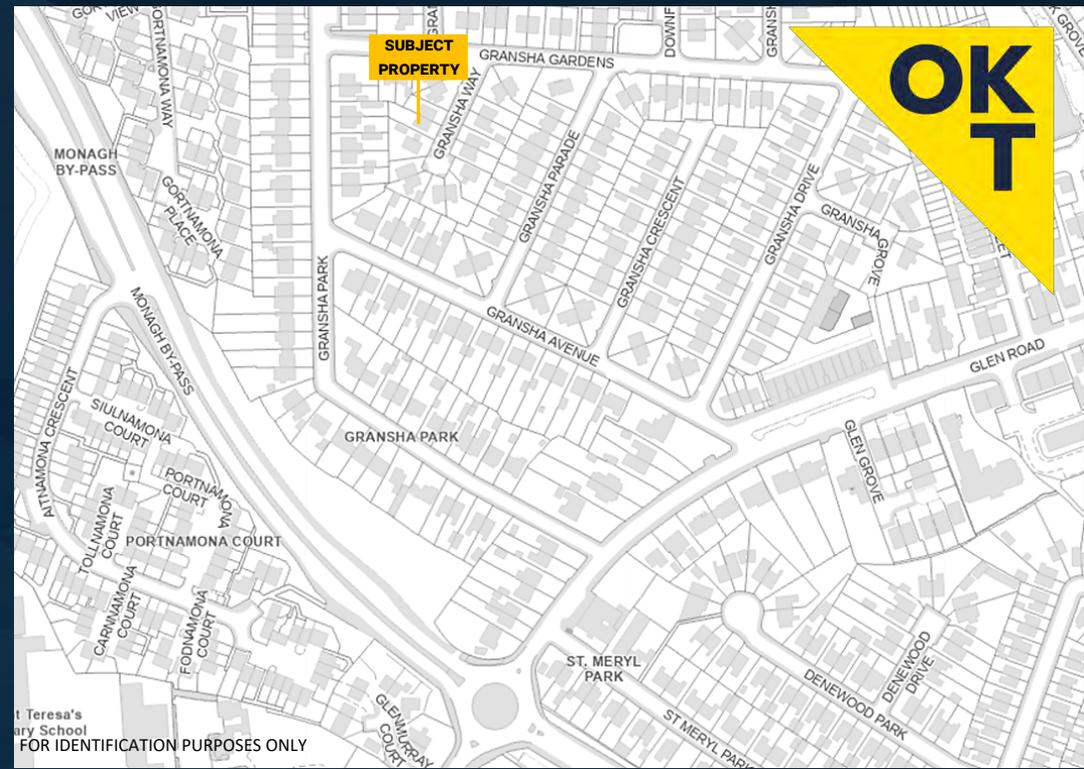
The subject property is situated within Gransha Way, a cul-de-sac located 0.3 miles from the Glen Road in West Belfast. The property is located c. 1.1 miles from the Kenndy Way Roundabout which provides access to the City Centre and the South. The area benefits from excellent transport links and various amenities within walking distance Glen Road including a Post Office, Pharmacy and Dentist. In addition, the property is within close proximity to The Kennedy Centre which is home to Asda and LIDL.

PROPERTY FEATURES

- Three bed semi-detached house
- Two reception rooms
- Fitted kitchen
- Three bedrooms with carpeted floors (two with built in wardrobes)
- Bathroom with separate WC
- Gas heating and uPVC double glazing throughout
- Driveway to the front of the house
- Landscaped tiered garden to rear with small brick built external store

ACCOMMODATION

DESCRIPTION	AREA (FT)	AREA (M)
GROUND FLOOR		
Hall	16.5 ft x 6.1 ft	5.02 m x 1.86 m
Living Room	11.8 ft x 9.44 ft	3.61 m x 2.88 m
Dining Room	10.9 ft x 10.9 ft	3.31 m x 3.31 m
Kitchen	10.1 ft x 7.05 ft	3.08 m x 2.15 m
Store	2.76 ft x 2.49 ft	0.84 m x 0.76 m
FIRST FLOOR		
Bedroom 1	11.7 ft x 10.8 ft	3.58 m x 3.28 m
Bedroom 2	10.9 ft x 10.9 ft	3.33 m x 3.33 m
Bedroom 3	8.04 ft x 7.97 ft	2.45 m x 2.43 m
Bathroom	6.9 ft x 5.41 ft	2.12 m x 1.65 m
WC	4.26 ft x 3.44 ft	1.3 m x 1.05 m
TOTAL ACCOMMODATION		
External Store	4.17 ft x 3.51 ft	1.27 m x 1.07 m





5 Gransha Way Belfast BT11 8AQ



Three bed Semi-Detached House



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



FURTHER INFORMATION



For further information / viewing arrangements please contact:

JAMES CHRISTIE

james.christie@okt.co.uk

ROSS PATTERSON

ross.patterson@okt.co.uk

028 9024 8181

okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ

SALES DETAILS

PRICE: Offers over £180,000

TITLE: Assumed freehold

RATES: Estimated rates payable in accordance with LPS Website is £1,295.06.

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To be confirmed



In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.