



## 161 Ulsterville Avenue, Belfast, BT9 7AU

**Price Guide £190,000**

### PUBLIC NOTICE

161, Ulsterville Avenue, Belfast, BT9 7AU

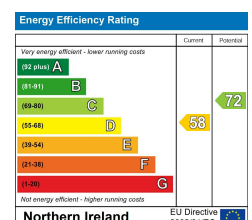
We are acting in the sale of the above property and have received an offer of £170,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: D58

Conveniently located just off the Lisburn Road, this mid-terrace home will appeal to a wide range of buyers. The accommodation comprises two reception rooms, kitchen, three bedrooms and first floor bathroom suite. Outside, the property benefits from an enclosed rear patio area. This home will appeal to a range of prospective purchasers due to its prime location along with the internal space provided, including first time buyers, investors or parents looking accommodation for children attending college or university. Properties in this location have been selling fast off late therefore early viewing is recommended.

- Mid Terrace Property
- Two Reception Rooms
- First Floor Bathroom
- Suited To A Range Of Purchasers
- Three Bedrooms
- Good Sized Kitchen
- Enclosed Rear Garden
- Leasehold (Remaining Years 9,898)





**THE ACCOMMODATION COMPRISES**  
**ON THE GROUND FLOOR**  
**ENTRANCE**  
**RECEPTION HALL**



**LIVING ROOM 12'5" x 11'1" (3.8 x 3.4)**



**DINING ROOM 12'9" x 9'6" (3.9 x 2.9)**



**KITCHEN 15'8" x 8'6" (4.8 x 2.6)**



**ON THE FIRST FLOOR**

**BEDROOM ONE 12'1" x 11'1" (3.7 x 3.4)**



**BEDROOM TWO 10'9" x 9'2" (3.3 x 2.8)**





### BEDROOM THREE 7'6" x 6'6" (2.3 x 2.0)



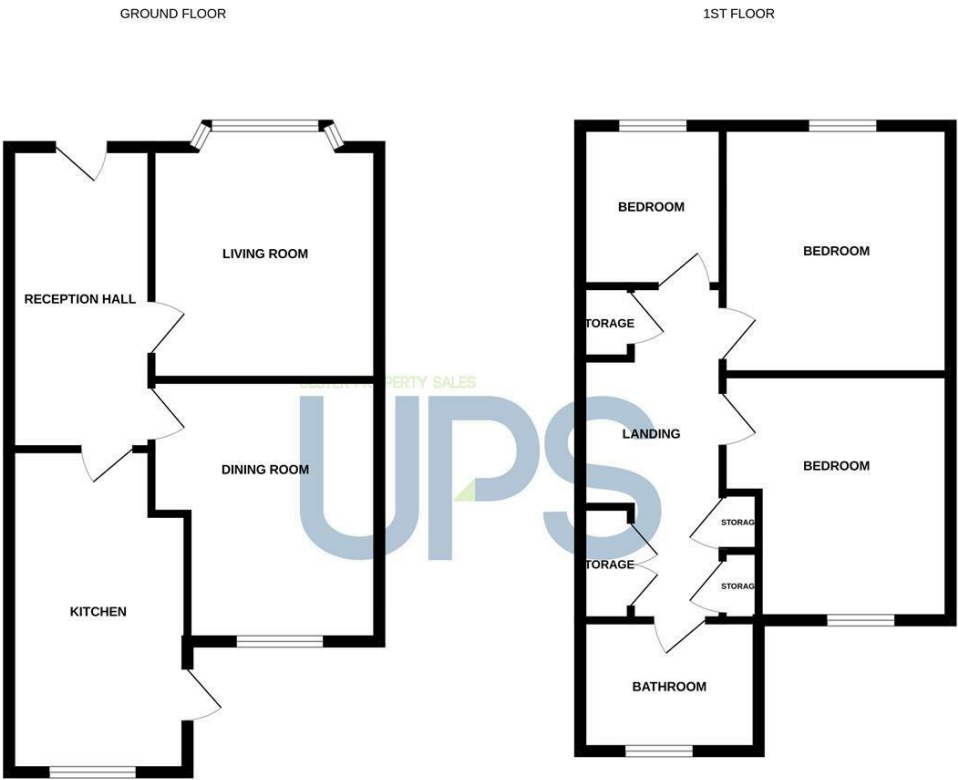
### BATHROOM



### OUTSIDE

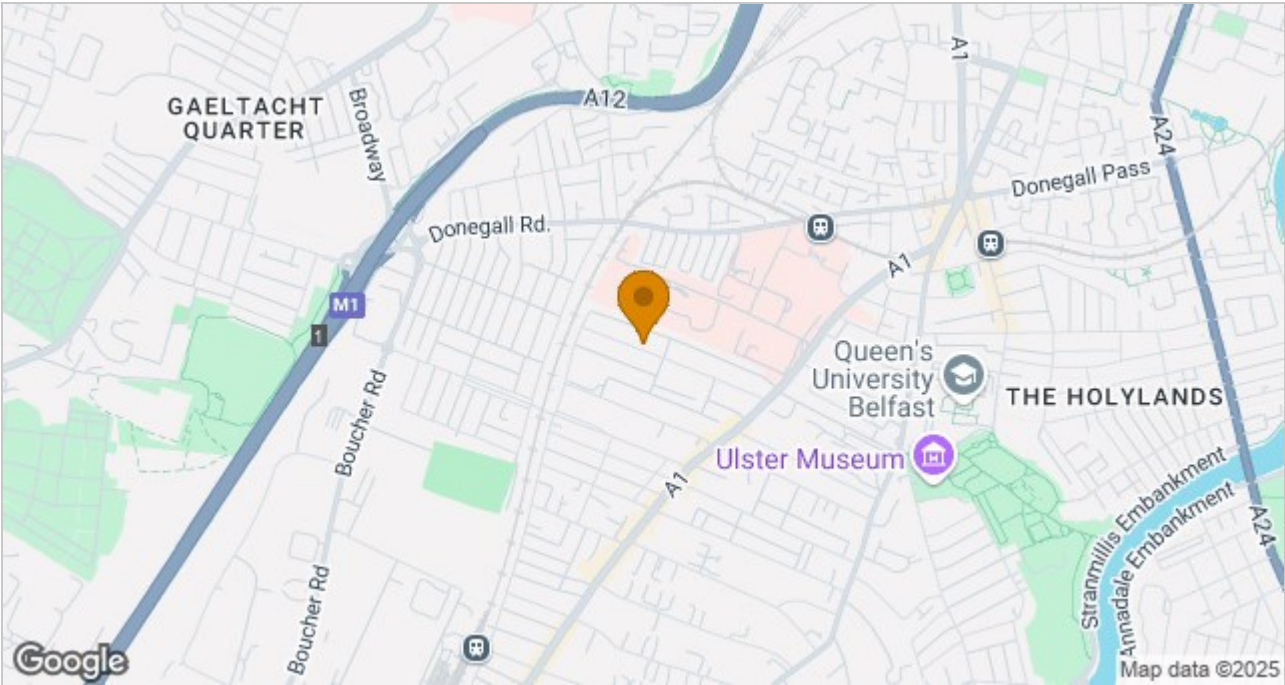


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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