



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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BT4 3EX

028 9047 1515

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**27 SANDBROOK PARK, BELFAST,  
BT4 1NL**

**ASKING PRICE £99,950**



We are delighted to offer for sale this attractive mid terrace property within the popular Sydenham area.. Offering well presented and bright accommodation throughout, this property has been priced to allow for updating.

Comprising three bedrooms, good sized" L" shaped living / dining room with laminate flooring, fitted kitchen and bathroom suite, plus a fixed staircase leading to a floored roofspace, this property will appeal to a wide range of purchasers including first time buyers and investors alike.

Also offering gas fired central heating and double glazing, this property is located within a ten minute walk of Ballyhackamore and Belmont Villages and their vast array of amenities as well as being close to road networks and bus routes. An internal inspection is essential to appreciate fully all this property has to offer.



## Key Features

- Mid Terrace Property In Popular Location In The Heart Of Sydenham
- Open Plan "L Shaped" Living / Dining Room
- Fitted Kitchen With Oven And Hob
- Three Bedrooms And White Bathroom Suite
- Fixed Stairs Leading To A Floored Roofspace
- Gas Fired Central Heating And Pvc Double Glazed Windows
- Excellent Purchase For Builder / Investor
- Priced For Modernising / Great Rental Potential



### Accommodation Comprises:

#### Entrance Hall

PVC front door

#### Living Room

20' x 9'6"

Laminate wooden floor, archway leading to:

#### Dining Room

7' x 4'

Laminate wooden floor, Gas fired boiler

#### Kitchen

8'8" x 7'9"

Range of units, single drainer stainless steel sink unit, 4 ring ceramic hob, oven, stainless steel extractor fan and hood, plumbed for washing machine, part tiled walls, fully tiled floor

#### First Floor Landing

Fixed staircase leading to roof space with Velux window, floored and sheeted.

#### Bedroom 1

9'9" x 9'5"

#### Bedroom 2

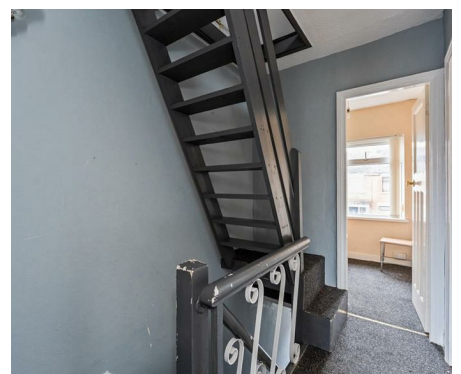
9'7" x 9'3"

#### Bedroom 3

6'2" x 5'5"

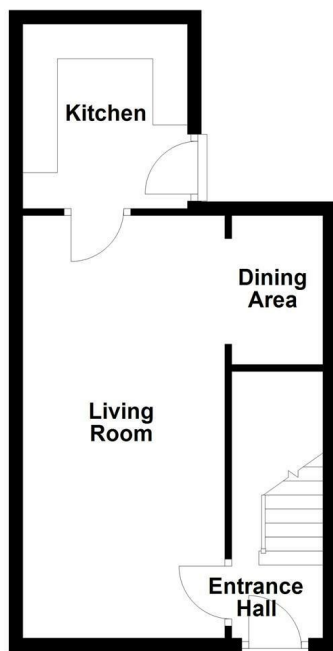
#### Bathroom

White suite comprising: panelled bath with over head shower, low flush WC, pedestal wash hand basin, part panelled walls.

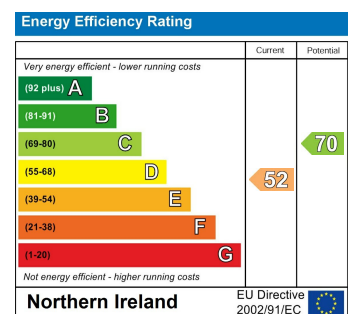
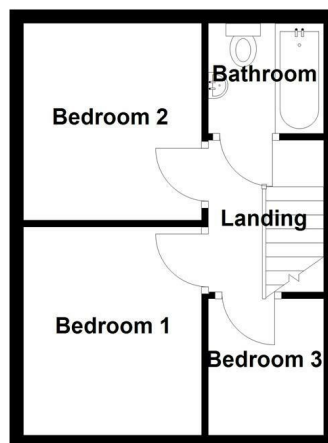




Ground Floor



First Floor



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 our mortgage advisor on 028 9047 1515.

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.**

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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