

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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BT4 3EX

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 MARTINEZ AVENUE, BELFAST, BT5 5LX**

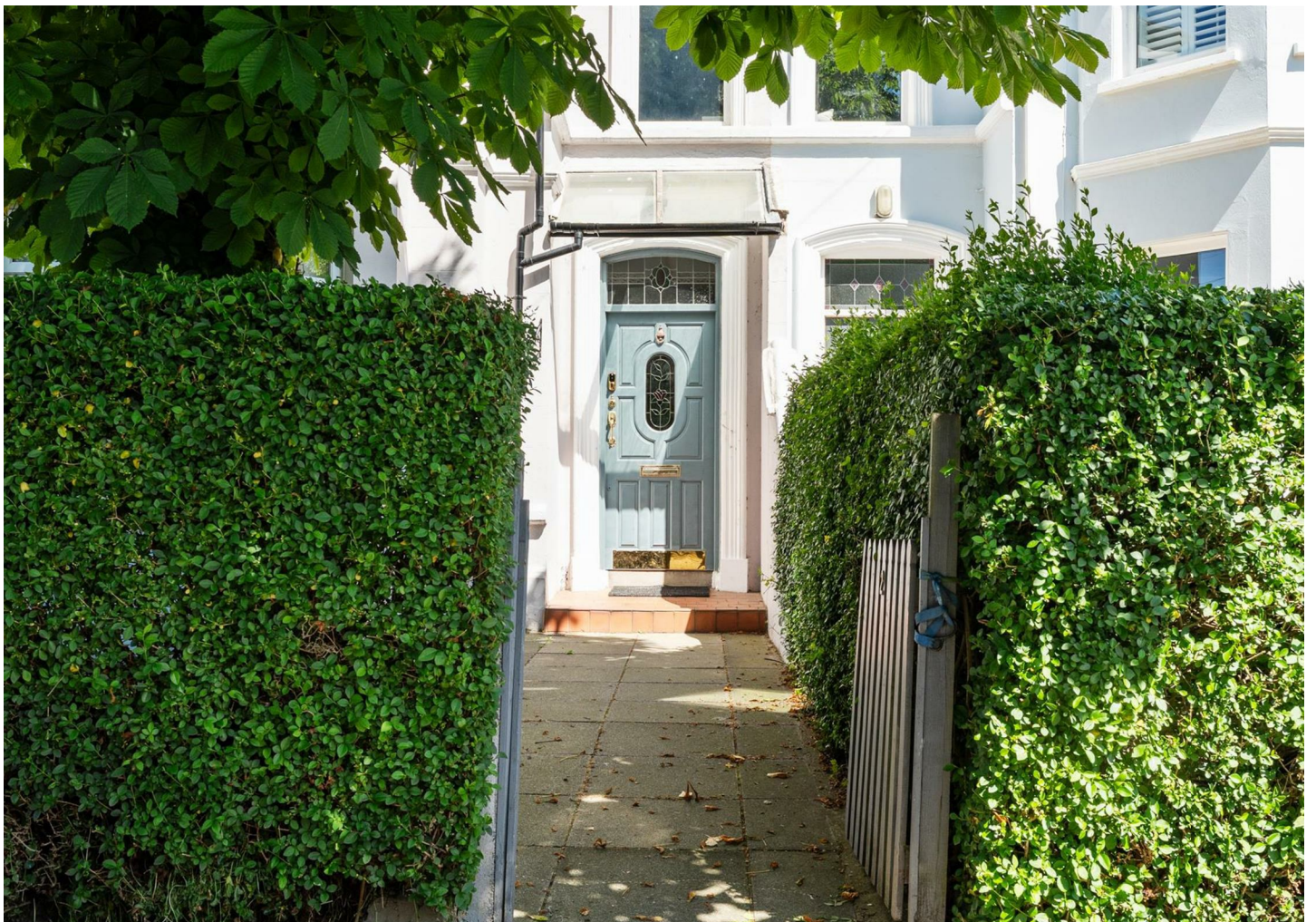
**OFFERS AROUND £349,950**



Located on Martinez Avenue in Belfast, this stunning three-storey semi-detached family home offers beautifully presented interiors, and boasts a delightful blend of original features and modern comforts, making it an ideal choice for families seeking both character and functionality.

Upon entering, you are welcomed into gracious hallway and two reception rooms plus a bright and spacious kitchen in white with breakfast bar and additional benefits include double-glazed windows and gas central heating. The property also comprises four generously sized bedrooms, and a large bathroom suite, well-appointed, with a freestanding bath and separate walk in shower.

Situated in a popular location, this home is not only a beautiful living space but also offers easy access to local amenities, schools, and parks, making it an excellent choice for family living. This property truly represents a wonderful opportunity for a wide range of purchasers and an internal inspection is essential to appreciate fully all it has to offer.



## Key Features

- Beautiful Three Storey Four Bed Semi Detached Home With Original Features
- Fitted Kitchen With Excellent Range of Units
- Large Bathroom With Freestanding Bath and Separate Walk-in Shower Cubicle
- Gas Fired Central Heating Throughout
- Ground Floor With Spacious Lounge Featuring Bay Window and Separate Dining Room
- First Floor With Two Generous Sized Bedrooms and Family Bathroom
- Second Floor With Additional Two Double Bedrooms
- Located On Matrinez Avenue Close To Many Local Amenities and Schools



### Accommodation Comprises:

#### Entrance Hall

Laminate wood flooring, cornice ceiling, storage under stairs.

#### Lounge

19'2 x 18'

(Into Bay)

Laminate wood flooring, cornice ceiling.

#### Dining Room

15'7 x 11'9

Laminate wood flooring, feature brick fireplace, double doors to rear garden.

#### Kitchen

18'3 x 9'5

Range of high and low level units with laminate work surfaces, single drainer stainless steel sink unit, oven and 4 ring hob, plumbed for washing machine and dishwasher, partly tiled walls, breakfast bar, recessed spotlights.

#### First Floor

##### Bedroom 1

17'7 x 16'8

(Into Bay)

Cornice ceiling.

##### Bedroom 2

15'8 x 11'6

Cornice ceiling.

#### Second Floor

##### Bedroom 3

17'2 x 11'4

##### Bedroom 4

14'2 x 11'9

#### Bathroom

15'4 x 9'5

White suite comprising: Walk in shower cubicle with rainfall shower, feature freestanding bath with mixer taps and telephone hand shower, semi pedestal wash hand basin with mixer taps, low flush WC, ceramic tiled floor, partly tiled walls, recessed spotlights, cupboard with gas fired boiler.

#### Outside







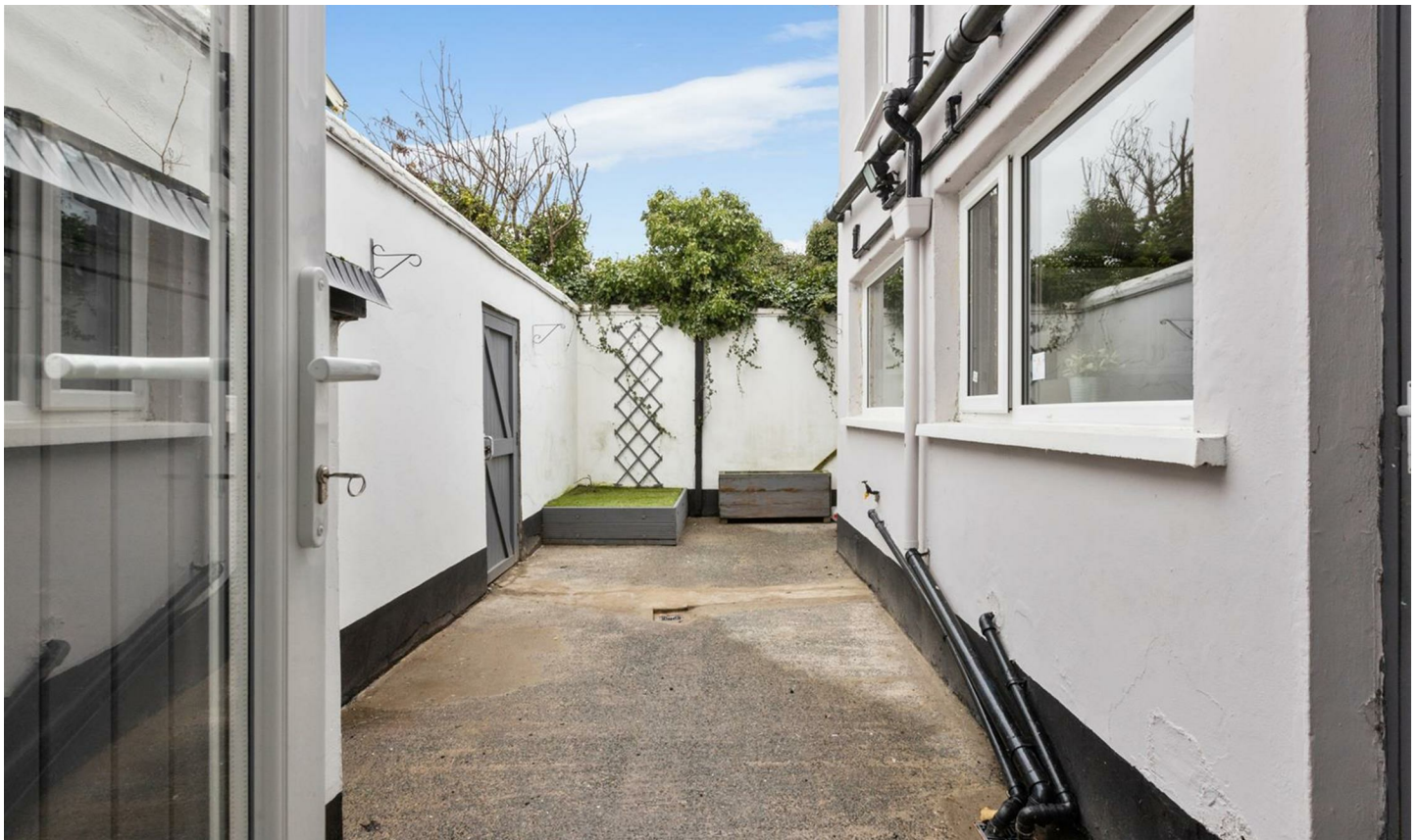




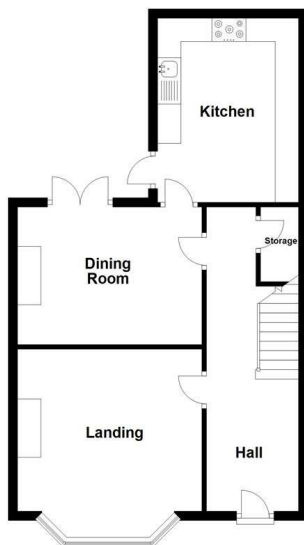




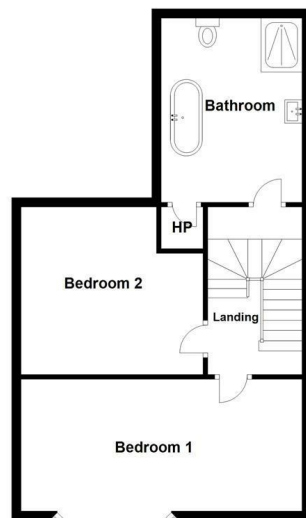




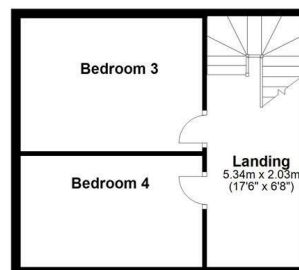
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	61	67
EU Directive 2002/91/EC		

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.

ULSTERPROPERTYSALES.CO.UK

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