

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
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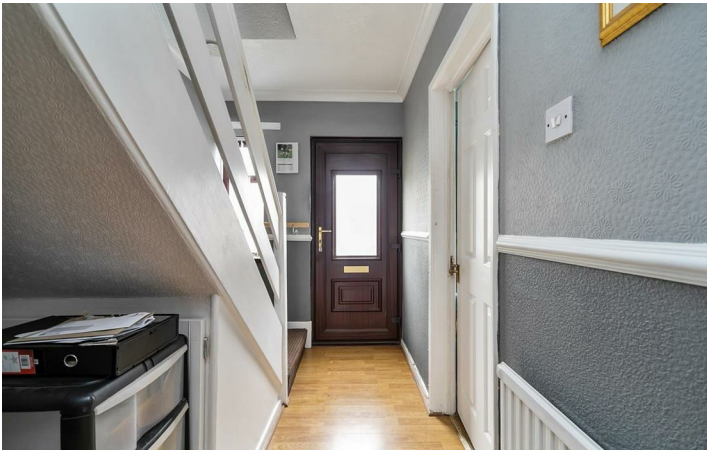
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**37 TOWER STREET, BELFAST, BT5
4FH**

OFFERS AROUND £99,950



A deceptively spacious mid terrace property, offering well maintained accommodation to include modern kitchen and modern shower room, just off the Newtownards Road with easy access to Belfast City Centre.

The accommodation includes wood laminate flooring through to good sized lounge, with a tiled fired place. Modern kitchen comprising range of attractive units, partly tiled walls and recessed spotlighting, open to dining area with wood laminate flooring. The first floor offers two well proportioned bedrooms both with wood laminate flooring, and one with built in robe. Modern shower room comprising white suite with large walk in shower cubicle, electric shower and sliding shower door. PVC wall cladding, PVC panelled ceiling with recessed spotlight, and tile effect laminate flooring with chrome feature radiator.

Situated just off the Newtownards road, and with an enclosed rear yard, this property is ideal for first time buyers or small families wanting to stay in a convenient area close to many local amenities, including easy access to Belfast City Centre.



Key Features

- Two Bedroom Mid Terraced Property Located Off The Newtownards Road
- Lounge With Tiled Fireplace and Wood Laminate Flooring
- Kitchen Featuring Modern Range of Units
- Dining Area Off Kitchen With Wood Laminate Flooring
- First Floor Including Two Good Size Bedrooms
- Shower Room With White Suite Comprising Walk In Shower Cubicle and PVC Panelling
- Floored Roofspace and Oil Fired Central Heating
- Ideal For First Time Buyers and Small Families Wanting Easy Access Into Belfast City Centre



Accommodation Comprises

Entrance Hall

Wood laminate flooring, cloaks cupboard under stairs.

Lounge

11'1 x 9'5

Wood laminate flooring, tiled fireplace with enclosed fire.

Kitchen

15'9 x 7'9

Modern range of high and low level units, marble effect work surfaces, inset single drainer stainless steel sink unit with mixer taps, built in under oven, ceramic hob, stainless steel extract hood, stainless steel extractor hood, plumbed for washing machine, space for fridge freezer, space for dryer, part tiled walls, recessed spotlights, open to dining area with wood laminate flooring.

First Floor

Landing

Bedroom 1

12'5 x 10'7

Wood laminate flooring, built in robes.

Bedroom 2

10'1 x 9'4

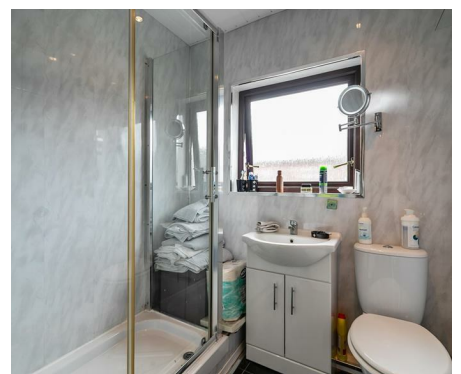
Wood laminate flooring.

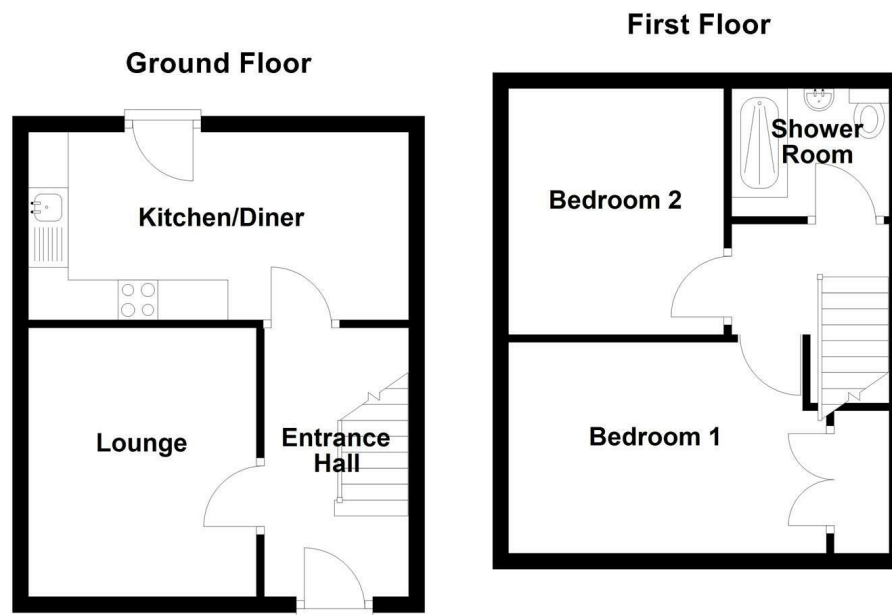
Shower Room

Modern white suite comprising: large walk in shower cubicle with electric shower and sliding shower door, vanity unit with mixer taps, low flush WC, PVC wall cladding, PVC panelled ceiling, recessed spotlights, feature chrome wall mounted radiator, tile effect laminate flooring, mirrored cabinate.

Outside

Enclosed rear yard, boiler house housing oil fired boiler, outside tap.





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

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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