

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

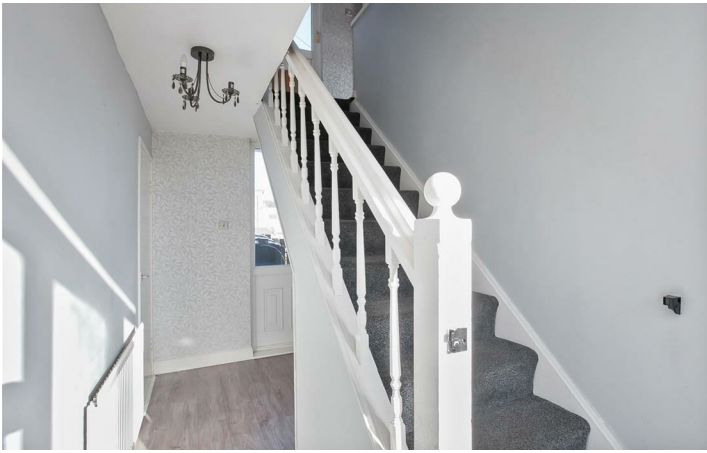
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**7 KINCRAIG AVENUE, BELFAST,
BT5 7FX**

ASKING PRICE £90,000



Public Notice

Address: 7, KinCraig Avenue Belfast, BT5 7FX

We are acting in the sale of the above property and have received an offer of £112,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC rating - D55

An excellent mid terrace property in the popular Tullycarnet area, just off the Kings Road close to many amenities and road networks, and offering bright and spacious accommodation ideally suited for a first time buyer or young couple.

The ground floor comprises hallway with laminate flooring, living room, and fitted kitchen with breakfast/dining area. Upstairs the property offers three bedrooms and a white bathroom suite with electric shower over bath and panelled walls.

The property also benefits from oil fired heating, double glazing, and attractive gardens to the front and side with the added privacy of mature hedging. Early viewing is recommended.

Key Features

- Mid Terrace Property In A Popular Location
- Open Plan Kitchen With Dining Area
- Good Sized Living Room With Electric Fireplace
- Three Bedrooms And White Bathroom Suite
- Oil Fired Heating And uPVC Double Glazing
- Attractive Gardens In Lawn To Front And Side
- Convenient Location Close To A Range Of Amenities
- Ideal First Time Buy Or Investment Opportunity



Accommodation Comprises

Entrance Hall

Laminated strip wood flooring.
Storage cupboard.

Living Room

13'9 x 11'6

Kitchen/Dining

14'4 x 13'9

(L shaped) Range of high and low level units, single drainer stainless steel sink unit, oven and ceramic hob, part tiled walls, fully tiled flooring, plumbed for washing machine.

Rear Hall

6'8 x 6'0

PVC back door.

First Floor

Bedroom 1

14'0 x 8'7

Built-in cupboard.

Bedroom 2

14'2 x 8'2

Bedroom 3

9'0 x 8'8

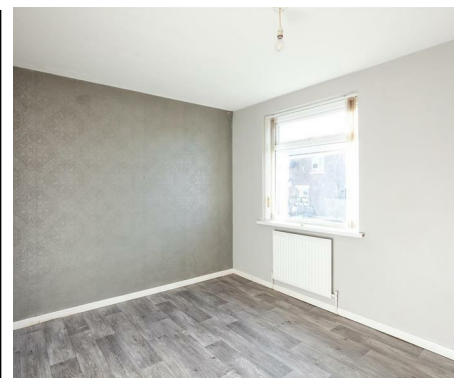
(at widest point) Built-in cupboard.

Bathroom

White suite comprising panelled bath with shower over, vanity unit and low flush WC. Towel rail. Panelled walls.

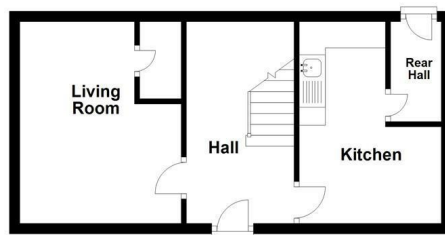
Outside

Gardens to front and side in lawn with hedging. Enclosed yard to rear. Oil fired boiler and PVC oil tank.

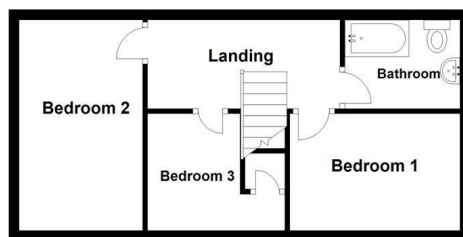




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	67
(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.

ULSTERPROPERTYSALES.CO.UK

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028 9756 1155

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