

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**60 CHEVIOT AVENUE, BELFAST,
BT4 3AH**

OFFERS AROUND £139,950



A mid terrace property in the ever popular Ballyhackamore area, offering modern accommodation in a convenient location with many of East Belfast's amenities within walking distance.

The accommodation includes lounge with cast iron fireplace, and archway to separate dining room. Recently fitted kitchen with attractive light grey gloss units, including built-in oven, hob and extractor fan, and ceramic tiled floor. The first floor includes two good size bedrooms, and recently fitted shower room comprising of walk-in shower cubicle with electric shower. The second floor offers a further good size bedroom with built-in storage.

Overall, three good sized bedrooms, two reception rooms, ideal accommodation for young professionals or a family wanting to be close to Ballyhackamore, and its many attractive amenities. Furthermore, this property benefits from gas fired central heating, Upvc double glazed windows, and enclosed rear yard. View now to avoid disappointment.

** Please note - these photos are historic and subject to change **



Key Features

- A Mid Terrace Property In The Ever Popular Ballyhackamore Area
- Lounge With Cast Iron Fireplace & Archway To Separate Dining Room
- Recently Fitted Grey Gloss Kitchen With Built-In Oven And Hob
- Two Good Size Bedrooms On First Floor & Third Bedroom On Second
- Modern Bathroom Suite With Corner Walk-In Shower Cubicle
- Gas Fired Central Heating System & Upvc Double Glazed Windows
- Small Paved Yard To Front & Generous Sized Enclosed Yard To Rear
- Ideal Location Close To A Range Of Local Amenities & Glider Bus



Accommodation comprises:

Entrance Hall

Lounge

12 x 9 (into bay)

Cast iron fireplace, archway to:

Dining Room

11 x 10

Kitchen

9 x 5

Modern range of high and low level units with granite effect worktops, inset single drainer stainless steel sink unit with mixer tap, built-in under oven with hob and stainless steel extractor hood. Plumbed for washing machine and space for fridge freezer.

First Floor

Landing

Bedroom 1

13 x 91

Bedroom 2

11 x 8

Cupboard with gas fired boiler

Shower room

Modern white suite comprising walk in shower cubicle with electric shower, PVC cladding and sliding shower doors, pedestal wash hand basin with mixer tap and tiled splashback, low flush WC. PVC panelled ceiling with recessed spot lighting.

Second Floor

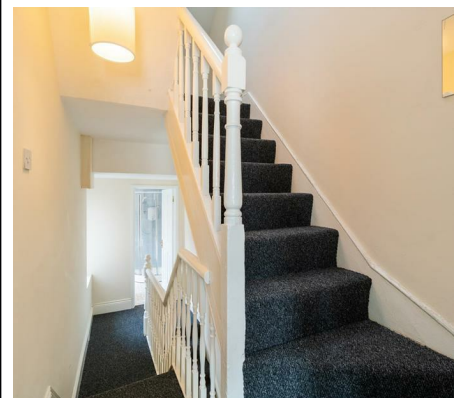
Bedroom 3

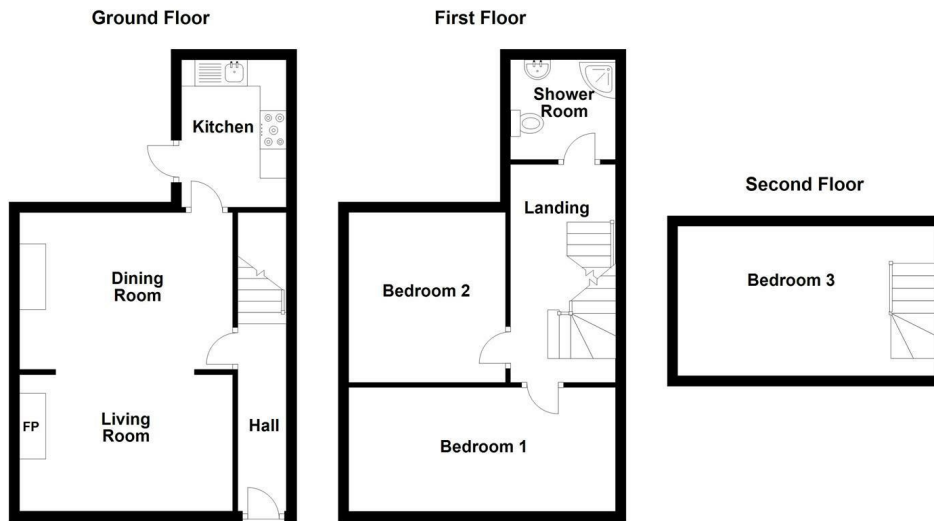
11 x 7

AVE Velux window.

Outside

Enclosed yard to rear.





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			
(39-54) E		50	58
(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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