

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**33 NORTH GARDENS, BELFAST,
BT5 6BZ**

OFFERS AROUND £169,950



An excellent semi detached property in the ever popular Orangefield area, offering well maintained accommodation including South facing rear garden and detached garage.

Comprising of entrance hall, good sized lounge, and separate dining room with solid Oak wood flooring and cast iron fireplace with gas fire. Fitted kitchen to include a range of built in Miele appliances, and partly tiled walls. The first floor includes three well proportioned bedrooms, white bathroom suite comprising of built in shower over bath, and fully tiled walls.

The outside area includes a front garden, and gated driveway to side featuring attractive brick paving. Enclosed South facing rear garden laid with paving, including raised patio area, flowerbeds and greenhouse.

Further benefits include gas fired central heating, Upvc double glazed windows, and detached garage. This property offers a great opportunity for first time buyers and families wanting to be in a great residential area close to Ballyhackamore and many local schools. View now to avoid disappointment.

Key Features

- Excellent Semi Detached Property In The Ever Popular Orangefield Area
- Good Sized Lounge And Separate Dining Room With Solid Oak Wood Flooring
- Fitted Kitchen To Include A Range Of Built In Miele Appliances
- Three Well Proportioned Bedrooms And White Bathroom Suite
- Gas Fired Central Heating And Upvc Double Glazed Windows
- Front Garden And Gated Driveway To Side Leading To A Detached Garage
- Enclosed South Facing Rear Garden With Raised Patio Area And Greenhouse
- A Great Opportunity For Many Buyers Wanting To Be Close To Ballyhackamore



Accommodation comprises:

Entrance Hall

Cupboard under stairs.

Lounge

11 x 9'1

Dining Room

11 x 9'11

Cast iron fireplace with gas fire and slate tiled hearth, solid oak wood flooring.

Kitchen

16 x 7

Range of high and low level units, laminate work surfaces, inset single drainer, stainless steel sink unit with mixer tap, built in Miele oven and microwave, Miele ceramic hob with stainless steel extractor hood, space for fridge freezer, part tiled walls.

First Floor

Landing

Bedroom 1

9'1 x 9

Bedroom 2

11 x 9'1

Bedroom 3

10 x 7

Bathroom

White suite comprising bath with tiled panel and mixer tap, built in shower and shower screen, pedestal wash hand basin with mixer tap, low flush w/c, fully tiled walls, linen cupboard.

Outside

Front garden laid with brick paving including gated driveway to side. Enclosed South facing rear garden laid with paving including raised patio area, flowerbeds and green house. Outside tap.

Detached Garage

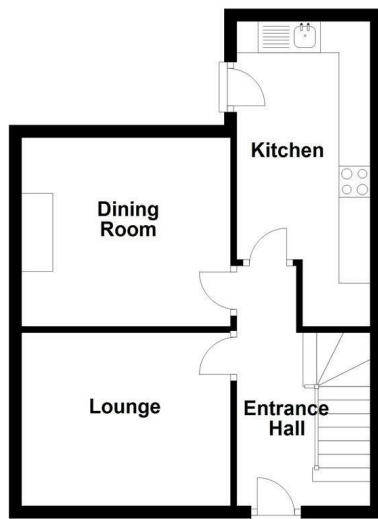
15 x 9

Light and power, gas fired boiler, up and over door.

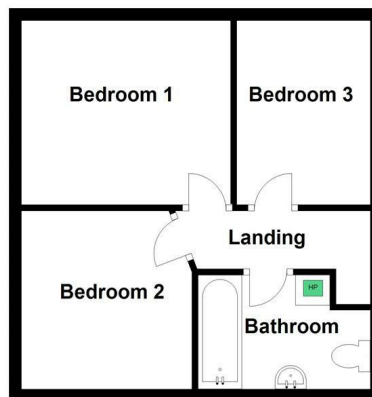




Ground Floor



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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		66	70
		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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