

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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BT4 3EX

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**OFFERS AROUND £209,950**



An excellent semi-detached property benefiting from a generous corner site, with a detached garage and a "right of way" to a path to the rear of the property that leads through the Church grounds and onto the North Road, which leaves only a short walk to the ever popular Ballyhackamore locale.

A fantastic family home, the accommodation is both modern and well presented throughout. Comprising of one large open plan reception room with lounge to the front and dining area to the rear, and kitchen including a range of built-in appliances and attractive tiling, with access to the rear. The first floor offers three well proportioned bedrooms, master with a range of built-in wardrobes. Furthermore, a modern white bathroom suite with shower over panelled bath with shower over.

Offering a driveway for off street parking, gas heating and double glazing, we strongly recommend early viewing!



## Key Features

- Beautiful Semi-Detached Family Home Close To Ballyhackamore
- Open Plan Lounge/Dining Room With Laminate Flooring
- Three Bright Bedrooms, Master With Built In Wardrobes
- Detached Garage, Gas Fired Heating And uPVC Double Glazing
- Right Of Way To The Rear Offering Access Onto North Road
- Attractive Fitted Kitchen With Built In Appliances
- Large "Corner" Site With Super Garden To Rear
- Convenient Location Close To A Wide Range Of Local Amenities & Bus Routes



## Accommodation Comprises

### Entrance Hall

Laminated strip wood flooring.  
Storage under stairs.

### Lounge/Dining

21'0 x 10'0

Laminated strip wood flooring.

### Kitchen

14'5 x 7'6

Excellent range of high and low level units, single drainer stainless steel sink unit, oven and ceramic hob, integrated dishwasher, part tiled walls, recessed spotlighting.

### First Floor

#### Bedroom 1

10'2 x 9'2

Laminated strip wood flooring.  
Range of built-in robes.

#### Bedroom 2

10'0 x 9'0

#### Bedroom 3

10'6 x 7'6

Built-in cupboard.

### Bathroom

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

### Outside

Large garden to rear in lawn. Right of way to rear through Church grounds onto North Road.

### Detached Garage









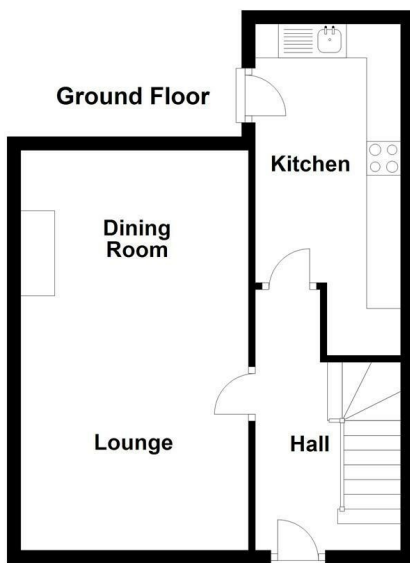












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <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>	71	73
	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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