

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**56 NORWOOD DRIVE, BELFAST, BT4 2EB**

**OFFERS AROUND £275,000**



A charming red brick semi-detached property, with it's bay windows and West facing garden to rear, ideal for the evening sun and family BBQ's.

Comprising of entrance hall with cloak cupboard, lounge with bay window and carved wood fireplace. Dining room with marble mock fireplace, leading to a good size conservatory with ceramic tiled flooring, and separate toilet suite. The kitchen includes range of units with partly tiled walls and Terrazzo flooring. The first floor offers three excellent bedrooms, and modern bathroom suite which includes walk-in shower cubicle, separate bath, fully tiled walls and floor, and recessed spotlighting.

Other than the luxury bathroom which has been updated in recent years, the accommodation does require some modernisation, such as an updated kitchen and redecoration throughout. Furthermore, this property sits on a generous site and includes front garden with lawn, brick paviour driveway to side, detached garage, and enclosed South West facing garden with good size lawn, and garden shed.

An excellent opportunity for a first time buyer or family wanting to put their own stamp on their next home.



## Key Features

- Red Brick Semi-Detached Property In Convenient Location
- Conservatory With WC And Kitchen With Terrazzo Flooring
- Oil Fired Central Heating System & Upvc Double Glazed Windows
- Detached Garage With Light And Power & Up And Over Door
- Lounge With Bay Window & Dining Room With Marble Fireplace
- Three Bedrooms And Bathroom To The First Floor
- Front Garden, Driveway To Side And West Facing Garden To Rear
- Popular Location Close To A Wide Range Of Local Amenities And Bus Routes



### Accommodation Comprises

#### Entrance Porch

#### Entrance Hall

Cloak cupboard. Storage cupboard understairs.

#### Lounge

14'0 x 11'1

(into bay) Mock carved wood fireplace with tiled inset and electric fire.

#### Dining Room

12'0 x 10'1

Marble fireplace.

#### Conservatory

10'0 x 9'0

Ceramic tiled flooring. Including:

#### Separate WC

White suite comprising wash hand basin and low flush WC. Ceramic tiled flooring.

#### Kitchen

8'0 x 7'1

Range of high and low level units, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, space for cooker, integrated extractor hood, plumbing for washing machine, space for dryer, part tiled walls, Terrazzo flooring, pantry.

### First Floor

#### Landing

#### Bedroom 1

14'1 x 11'1

#### Bedroom 2

12'0 x 10'1

#### Bedroom 3

9'0 x 7'0

#### Bathroom

Modern white suite comprising panelled bath with mixer tap, walk-in shower cubicle with electric shower and sliding shower doors, vanity unit with mixer tap, low flush WC, fully tiled walls, ceramic tiled flooring. Chrome feature radiator. PVC panelled ceiling with recessed spotlighting. Hotpress.

#### Outside

Front garden with lawn and hedge. Brick paviour driveway to side. Enclosed West facing garden to rear with good size lawn and boundary hedging. Garden shed. Outside tap.

#### Detached Garage

19'9 x 9'0

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













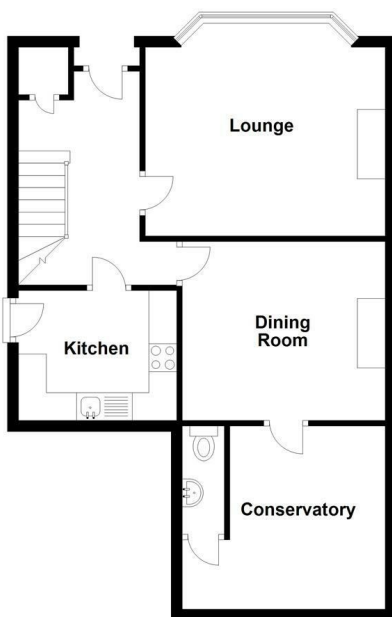








Ground Floor



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		64
(39-54) E	42	
(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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