

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**13 SCHOOL COURT, BELFAST, BT4  
2WD**

**OFFERS AROUND £129,950**



A deceptively spacious townhouse off the popular Knocknagoney Road, offering generous parking to front and enclosed rear garden with lawn and decking area.

The accommodation comprises of entrance hall, lounge featuring carved wood fireplace and wood laminate flooring, spacious kitchen open to dining area with sliding patio doors opening to garden. The first floor offers three well proportioned bedrooms, one including built-in robe, white bathroom suite comprising of electric shower over bath and partly tiled walls. Other features include gas fired central heating and uPVC double glazed windows.

Outside, the property features a brick paviour driveway to the front, providing convenient off-road parking for at least two cars. Enclosed rear garden including lawn and decking area, ideal for young professionals or families. Situated within a cul-de-sac just off the Knock Road, this property is convenient to some excellent amenities including Belfast city airport, Tescos Knocknagoney, and major schools. Great value, view now.

## Key Features

- Excellent Spacious Townhouse In A Cul-De-Sac Location
- Lounge With Carved Wood Fireplace And Laminate Flooring
- Spacious Kitchen Open To Dining With Patio Doors To Garden
- Three Well Proportioned Bedrooms, One With Built-In Robe
- White Bathroom Suite With Electric Shower Over Bath
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Driveway To Front And Rear Garden With Lawn And Decking
- Convenient Location Close To A Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring.

#### Lounge

13'0 x 11'0

Carved wood fireplace with tile inset and hearth, wood laminate flooring.

#### Dining Kitchen

17'0 x 10'0

Range of high and low level units, laminate worksurfaces, inset single drainer, stainless steel sink unit with mixer tap, space for cooker, space for fridge freezer, plumbed for washing machine, part tiled walls, ceramic tile flooring, open to dining area with sliding patio doors.

#### First Floor

#### Landing

Linen cupboard with gas fired boiler.

#### Bedroom 1

11'0 x 10'1

#### Bedroom 2

13'0 x 10'0

#### Bedroom 3

9'0 x 9'0 (at widest point)

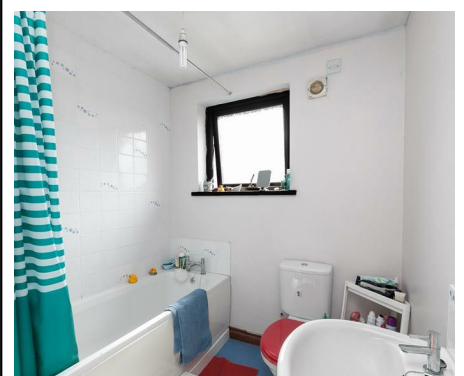
Built-in robes.

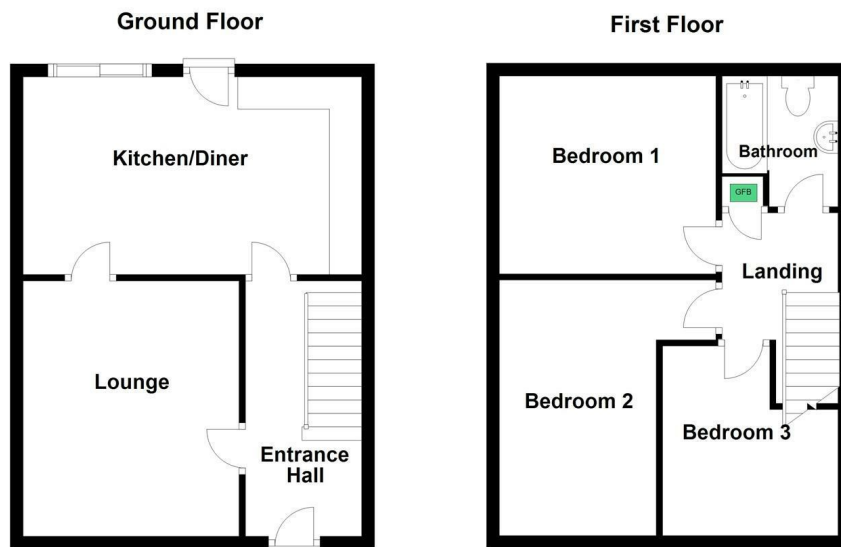
#### Bathroom

White suite comprising panelled bath with mixer tap, electric shower, tiled splashback, pedestal wash hand basin, low flush w.c.

#### Outside

Front driveway laid with brick paving and enough space for two cars. Enclosed rear garden with raised timber decking area and patio. Garden shed and boulder fencing.





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		73	73
(55-68) D			
(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.

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