

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**43 BRANDON PARADE, BELFAST,
BT4 1JH**

OFFERS AROUND £125,000



A deceptively spacious mid terrace property in the popular Sydenham area, offering three bedrooms, two receptions, and updated electrics and gas boiler.

The accommodation comprises of entrance hall to lounge with original wood panel flooring, opening to dining room. Kitchen with extensive range of units, built-in oven with gas hob, partly tiled walls and ceramic tiled flooring. The first floor includes three well proportioned bedrooms, and bathroom suite comprising of built-in shower over bath, partly tiled walls and ceramic tiled flooring.

The current owners have maintained the property well over recent years, to include a new gas boiler just over three years ago, this property is ideal for first time buyers wanting to get on the ladder. Located in the Sydenham area, just off Connsbrook Avenue, this is an ideal position to access both the popular Belmont Road with its many shops and cafes, or access to main arterial routes into Belfast city centre.

Key Features

- Excellent Mid Terrace Property In The Sydenham Area
- Spacious Lounge Through To Dining With Wood Flooring
- Kitchen With Built-In Oven And Ceramic Tile Flooring
- Three Well Proportioned Bedrooms To First Floor
- White Bathroom Suite With Ceramic Tiled Flooring
- Gas Central Heating & uPVC Double Glazed Windows
- Excellent First Time Buy Or Investment Opportunity
- Convenient Location Close To A Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Original wood panelled floor.

Lounge

10'0 x 10'0

Original wood panelled floor.
Open to:

Dining Room

10'0 x 10'0

(at widest points) Original wood panelled floor.

Kitchen

18'0 x 5'0

Range of high and low level units, granite effect work surfaces, inset single drainer stainless steel sink unit, built in under oven, gas hob, stainless steel extractor hood, plumbed for washing machine, part tiled walls, ceramic tiled floor, gas fired boiler, timber panelled ceiling.

First Floor

Bedroom 1

10'0 x 10'0

Bedroom 2

10'0 x 10'0

Bedroom 3

6'0 x 5'1

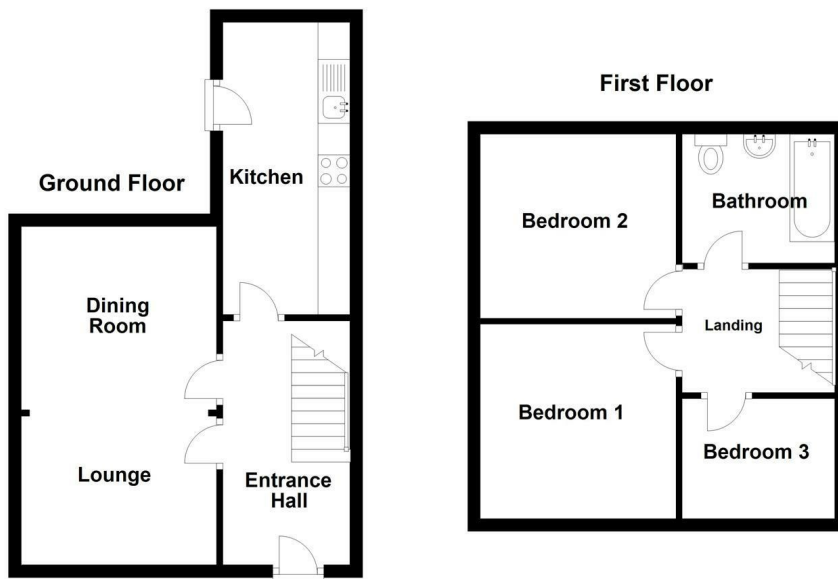
Bathroom

White suite comprising panelled bath, built in shower with shower screen, pedestal wash hand basin, low flush WC, ceramic tiled floor, linen cupboard, timber panelled ceiling.

Outside

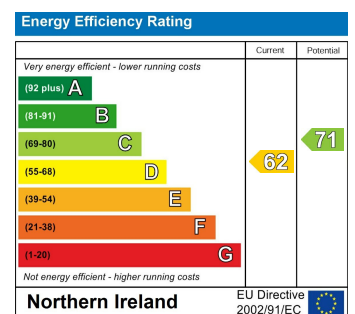
Small front garden and enclosed rear yard.





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 misstatement. 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.



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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