

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 NORTH ROAD, BELFAST, BT5 5NE**

**OFFERS AROUND £285,000**

A substantial semi detached home within walking distance to Ballyhackamore village, offering great family accommodation to include four receptions, four bedrooms, and generous garden with detached garage.

The accommodation includes some attractive wood laminate flooring and porcelain tile flooring on the ground floor, to include four different reception areas and modern kitchen. Comprising of lounge with carved wood fireplace and attractive bay window. Living room with hole in wall fireplace, including brick feature hearth, and patio doors to rear garden. Dining room, leading to modern white kitchen with integrated appliances, and archway to morning room overlooking rear garden. Other benefits include bright spacious entrance hall with ground floor toilet suite.

The first floor includes four good sized bedrooms, including master bedroom with bay window. Modern white bathroom suite comprising suite with built-in rainfall shower over bath, partly tiled walls and recessed spotlighting. The outside includes a good sized driveway to front and side, and enclosed rear garden with patio area leading to good sized lawn, and boundary hedge. Other benefits include gas fired central heating, uPVC double glazed windows, and detached garage.

A great family home located in the popular Ballyhackamore area, within walking distance to schools, a vast range of cafes and restaurants, and easy access to Belfast City Centre via the express Glider bus route. This is a must view for an attractive home in a much sought after area that is ideal for families.



## Key Features

- A Semi Detached Home Close To Ballyhackamore
- Modern White Kitchen With Integrated Appliances
- White Bathroom Suite With Built-in Rainfall Shower
- Benefiting From A Ground Floor WC & Detached Garage
- Four Different Reception Areas On the Ground Floor
- Four Good Sized Bedrooms On The First Floor
- Gas Fired Central Heating & uPVC Double Glazing
- Easy Access To Belfast City Centre Via The Glider Bus Route



### Accommodation Comprises

#### Entrance Porch

Tiled flooring.

#### Entrance Hall

Wood laminate flooring, storage cupboard under stairs.

#### Ground Floor WC

White suite comprising pedestal wash hand basin with mixer tap, low flush w.c., half wood panelled walls.

#### Lounge

16'3 x 12'4 (into bay)

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

#### Living Room

12'4 x 11'4

Hole in wall fireplace with brick feature hearth with tile, wood laminate flooring, patio doors to rear garden.

#### Dining Room

11'6 x 9'4

Wood laminate flooring.

#### Kitchen

12'1 x 8'2

Modern range of high and low level white gloss units, including cabinet with roller shutter, pull out spice drawer, granite effect work surfaces with upstand, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, double built-in under oven, ceramic hob, stainless steel splashback, stainless steel extractor hood, space for fridge freezer, plumbed for dishwasher, porcelain tile flooring, recessed spotlighting, archway to:

#### Morning Room

9'3 x 6'0

Porcelain tile flooring.

#### First Floor

#### Landing

Cupboard with gas fired boiler.

#### Bedroom 1

16'3 x 12'4 (into bay)

#### Bedroom 2

11'4 x 10'8

#### Bedroom 3

11'6 x 7'3

#### Bedroom 4

9'3 x 6'7

#### Bathroom

Modern white suite comprising panelled bath, built-in rainfall shower and handheld shower, tiled walls, shower screen, pedestal wash hand basin with mixer tap, tiled splashback, low flush w.c., recessed spotlighting.

#### Outside

Good sized driveway to front and side, enclosed rear garden with patio leading to good sized lawn and boundary hedge.

#### Detached Garage

19'5 x 9'4

Light and power, up and over door.



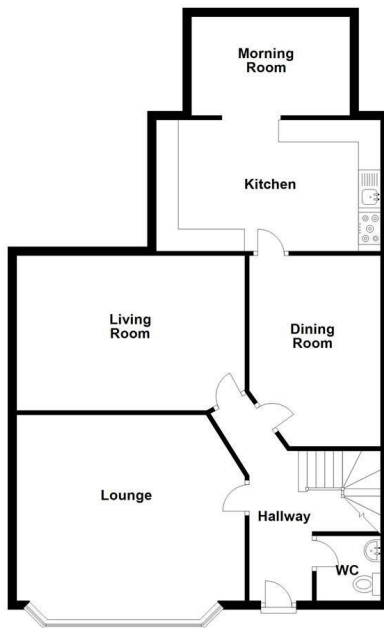




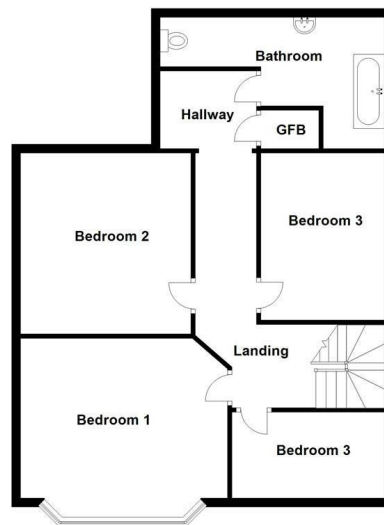




Ground Floor



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) <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>	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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