

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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BT4 3EX

028 9047 1515

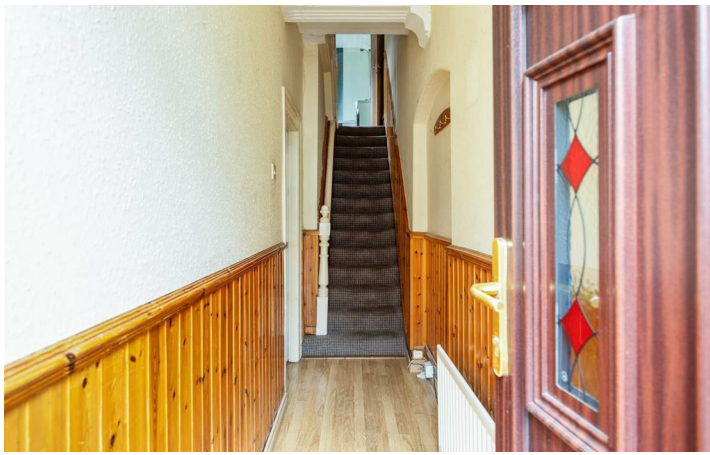
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NETWORK STRENGTH - LOCAL KNOWLEDGE



**76 CHEVIOT AVENUE, BELFAST,
BT4 3AH**

OFFERS AROUND £115,000



A bright and spacious mid terrace property in a desirable location close to excellent local amenities in Ballyhackamore, Belmont and the Hollywood Road, and close to bus routes and road networks.

Internally the property comprises living room open plan to dining room and kitchen with range of high and low level units and further benefits from two bedrooms, bathroom and an attic room. Other benefits include gas fired central heating and double glazing.

In need of modernisation throughout, this property has the potential to become an excellent home or investment property and an internal inspection is essential to appreciate all this property has to offer. View now to avoid disappointment.

Key Features

- Bright And Spacious Mid Terrace Property
- Open Plan Living/Dining With Fireplace
- Kitchen With Stainless Steel Oven And Hob
- Two Bedrooms And Bathroom To First Floor
- Additional Attic Room On Second Floor
- Gas Central Heating & Partially Double Glazed
- Convenient Location Close To Local Amenities
- No Onward Chain



Accommodation Comprises

Entrance Hall

Laminated strip wood flooring.

Lounge/Dining

24'3 x 9'8
(into bay)

Kitchen

22'8 x 6'5
Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and ceramic hob, part tiled walls, storage under stairs.

First Floor

Bedroom 1

13'4 x 9'8

Bedroom 2

11'0 x 8'2
Gas boiler.

Bathroom

White suite comprising panelled bath, vanity unit and low flush WC. Part panelled walls.

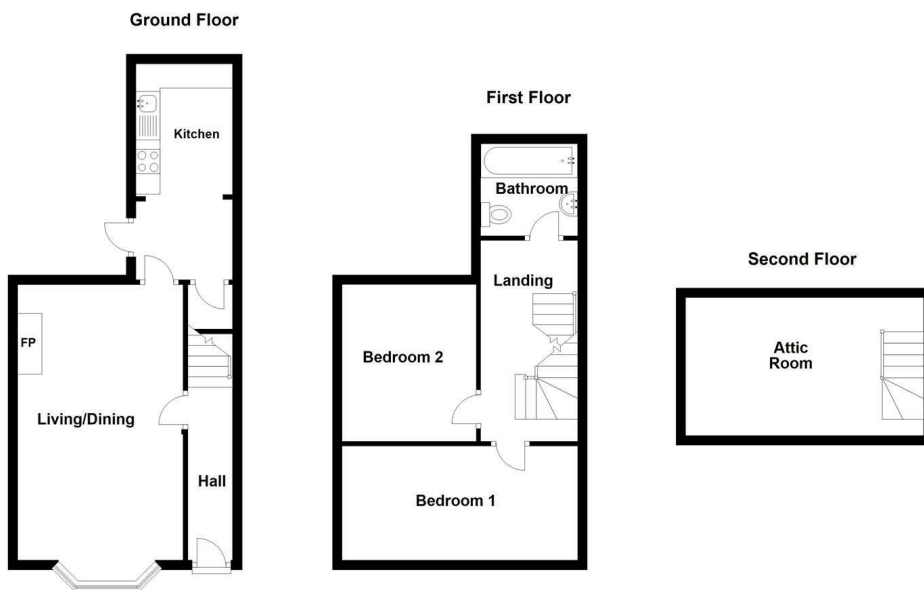
Attic Room

15'7 x 12'2
Velux window.

Outside

Enclosed yard to rear.





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.

76 Cheviot Avenue

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	54
(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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