

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**32 HILLFOOT STREET, BELFAST,
BT4 1PR**

OFFERS AROUND £144,950



Located just off Pimms Avenue, Hollywood Road this attractive and deceptively spacious mid terrace is only a short stroll to the Belmont Road and its excellent range of shops and restaurants, and also not too far away from Ballyhackamore and the Upper Newtownards Road which includes access to the Glider bus system into the City Centre for the commuters.

Comprising good sized living room open plan to dining with laminate flooring and an attractive fireplace, and an extended kitchen with an excellent range of units, on the ground floor. The property boasts two bedrooms and a large shower room with walk-in shower cubicle on the first floor with access to the second floor which offers a further bedroom, ideal for a home office.

Perfect for a first time buyer, young couple or investors, this excellent property will appeal to all and can only be appreciated upon an internal inspection.



Key Features

- Excellent Mid Terrace Property In A Popular Location
- Good Sized Living Room With Fireplace, Open To Dining
- Spacious Extended Kitchen With Fully Tiled Flooring
- Two Well Proportioned Bedrooms To The First Floor
- Bathroom Suite With Panelled Bath & Shower Cubicle
- Further Bedroom To The Second Floor, Ideal As A Home Office
- Oil Fired Central Heating & Upvc Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities



Accommodation Comprises

Entrance Porch

Living/Dining Room

22'1 x 13'0

(into porch) Attractive fireplace with granite inset and hearth, laminated strip wood flooring, recessed spotlighting.

Kitchen

13'5 x 6'8

Excellent range of high and low level units, stainless steel oven and 4 ring hob, single drainer stainless steel sink unit, plumbed for washing machine, part tiled walls, fully tiled flooring.

First Floor

Landing

Access to roofspace.

Bedroom 1

13'5 x 9'9

Bedroom 2

9'9 x 7'3

Bathroom

White suite comprising panelled bath and handheld shower, shower cubicle, vanity unit and low flush WC. Part tiled walls.

Second Floor

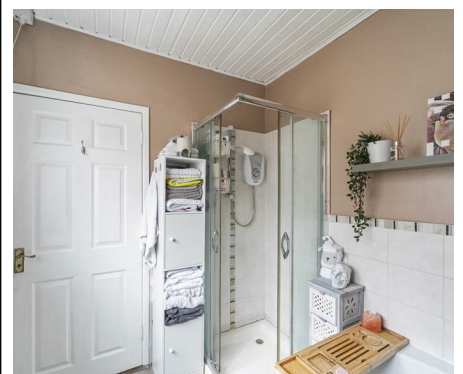
Bedroom 3

11'9 x 10'2

Laminated strip wood flooring. Storage cupboard.

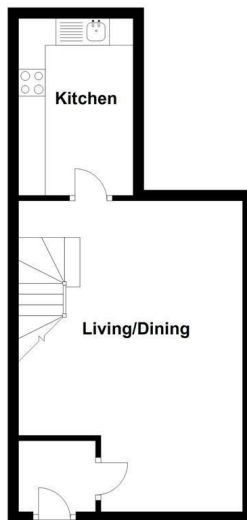
Outside

Enclosed yard. Oil fired boiler. PVC oil tank.

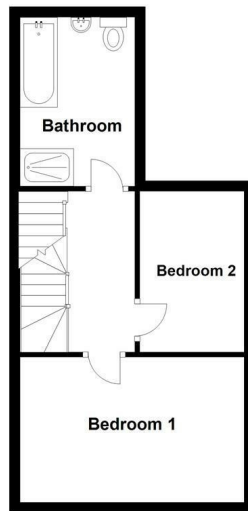




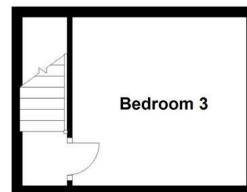
Ground Floor



First Floor



Second 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.

32 Hillfoot Street

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		47	60
(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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