



11 Hillsborough Drive, Cregagh Road, Belfast, BT6 9DS

Asking Price £135,000

Hillsborough Drive is a popular residential location off the Cregagh Road offering convenience to Belfast City Centre, Cregagh, Ravenhill and Ormeau Roads with all the cafes, restaurants and recreational parks, all within walking distance. The property itself does require some updating but is bright and spacious and comprises, lounge open to dining, a modern fitted kitchen and white bathroom suite and two good size bedrooms on the first floor. In addition the property benefits from a gas heating system, double glazing and enclosed rear yard. An excellent first time purchase and or investment opportunity.

- End terrace home
- Lounge open to the dining area
- Bathroom with white suite and additional shower cubicle
- Double glazed windows
- Within walking distance of so many amenities on the Cregagh Road
- Two good size bedrooms
- Modern fitted kitchen
- Gas central heating
- Enclosed rear yard
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		69	71
EU Directive 2002/91/EC			

The accommodation comprises

Hardwood and glass panelled front door leading to the entrance porch.

Entrance porch

Glass panelled inner door to entrance hall.

Entrance hall

Lounge / dining 23'4 x 10'6 (7.11m x 3.20m)



At widest points. Laminate flooring.

Dining area



Laminate flooring. Under stairs storage, gas boiler.

Kitchen 15'5 x 7'3 (4.70m x 2.21m)



Range of high and low level units, single drainer sink unit with mixer taps, work surfaces, 4 ring hob and under oven, extractor canopy, plumbed for washing machine, breakfast bar, recessed spotlights, laminate floor.

1st floor

Landing. built in storage and access to the roof space.

Bedroom 1 14'2 x 9'9 (4.32m x 2.97m)



Built in sliding robes.

Bedroom 2 11'5 x 8'7 (3.48m x 2.62m)



Bathroom 11'1 x 6'4 (3.38m x 1.93m)



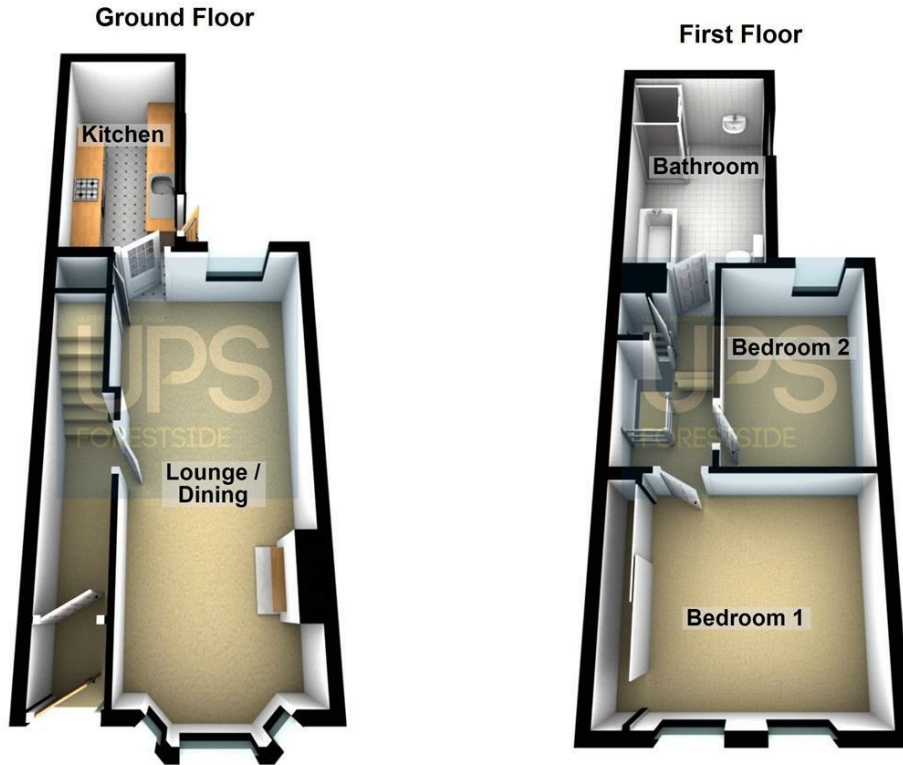
White suite comprising panelled bath, additional corner shower cubicle with Triton shower, low flush w/c, pedestal wash hand basin, part tiled walls, extractor fan.

Outside

Enclosed rear yard

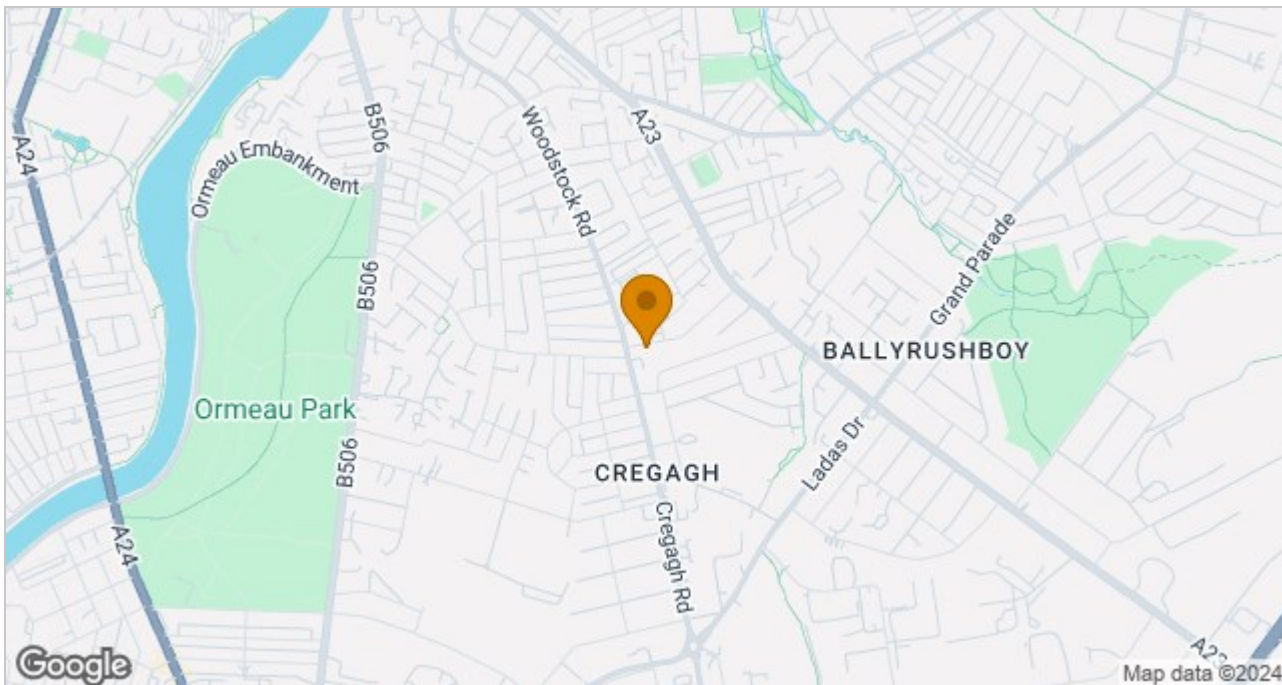


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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