

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 LOTHIAN AVENUE, BELFAST,
BT5 7EB**

OFFERS AROUND £109,950



Located just off the Kings Road within the Tullycarnet area, this easy to maintain split level terrace property offers deceptively spacious and bright accommodation throughout.

Approached via an entrance hall that leads to stairs going to the upper and lower levels of the property, the accommodation comprises lounge with laminate flooring, fitted kitchen with breakfast area, three bedrooms, and a white bathroom suite with fully tiled walls and floor.

Outside the property benefits from a driveway for at least one car and attractive gardens to the front and rear of the property while also offering an enclosed patio area to the front door.

Ideal for families or first time buyers, the property also offers gas fired central heating, hardwood double glazing and convenient easy to maintain accommodation. An internal inspection is essential to appreciate all this home has to offer.



Key Features

- Excellent Split Level Terrace Property
- Bright And Spacious Family Accommodation
- Good Sized Living Room With Laminate Flooring
- Fitted Kitchen With Breakfast/Dining Area
- Gas Fired Heating And Hardwood Double Glazing
- Three Bedrooms And White Family Bathroom
- Driveway Plus Attractive Gardens To Front & Rear
- Convenient Location Close To Many Local Amenities



Accommodation Comprises

Entrance Hall

Laminate strip wood floor.

Cloakroom

8'5 x 6'2

First Floor

Lounge

13'4 x 12'0

Attractive fireplace with granite inset and hearth, laminate strip wood floor.

Kitchen/Dining Area

12'7 x 9'2

Excellent range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine part tiled walls, tiled floor.

Bedroom 3

12'4 x 5'7

Laminate strip floor.

Lower Level

Hall

Laminate strip floor, storage cupboard, access door to rear garden.

Bedroom 1

12'2 x 9'3

Bedroom 2

12'0 x 10'2

Built in robe.

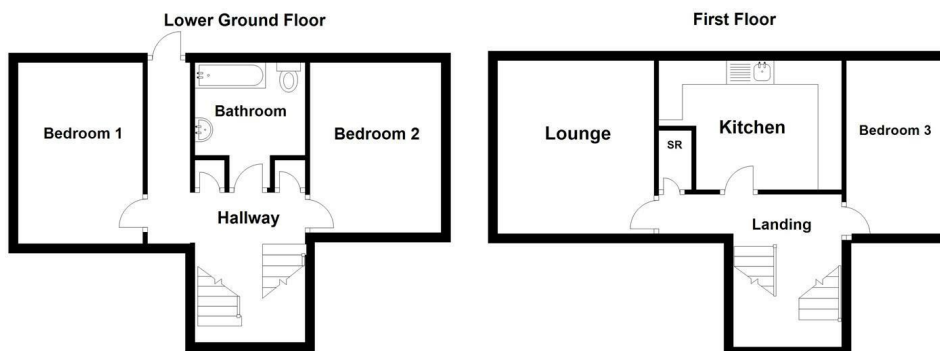
Bathroom

White suite comprising panelled bath with hand shower, pedestal wash hand basin, low flush WC, fully tiled walls, tiled floor.

Outside

Driveway and attractive gardens to front and rear in lawn, patio area.





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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	69
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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