

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



44 NORWOOD AVENUE, BELFAST, BT4 2EF

OFFERS AROUND £275,000

An excellent, well maintained, extended semi-detached home in the much sought after Belmont area, this family home benefits from an extension to the rear, generous accommodation with immaculate gardens and detached garage.

Comprising of spacious entrance hall with solid oak wood flooring and ground floor toilet suite. Lounge with attractive bay window, carved wood fireplace with gas fire, and herringbone style solid oak wood flooring. The second reception includes living room with mock fireplace, and archway to extended dining area with wood laminate flooring and sliding patio doors to garden. The kitchen comprises of a range of modern units with illuminated display cabinets, range of integrated appliances, breakfast bar, partly tiled walls and tiled laminate flooring.

The first floor offers three excellent bedrooms, including master bedroom with full length range of built-in robes and bedroom three to include a double built-in robe. Family bathroom comprising of modern white suite with electric shower over bath, vanity unit, and fully tiled walls. Other benefits include a floored roofspace, accessed from the landing with a slingsby type ladder.

The outside includes an attractive front garden with lawn and flowerbeds, generous gated tarmac driveway, and enclosed rear garden with lawn and generous patio, ideal for the evening sun. Furthermore, a detached garage with light and power, PVC double glazed windows and oil fired central heating.

An excellent property sitting in a mature residential area, close to a vast range of amenities to include schools, bus routes into Belfast city centre and of course the many appealing cafes and restaurants in both Belmont Road and Ballyhackamore village.



Key Features

- Extended Semi-Detached Family Home In A Popular Location
- Modern Kitchen With Range Of Integrated Appliances
- Bathroom With Shower Over Bath & Tiled Walls
- Oil Fired Heating And Upvc Double Glazed Windows
- Two Spacious Reception Rooms, Both With Fireplaces
- Three Bedrooms, Master With Range Of Built-In Wardrobes
- Gardens To Front And Rear With Generous Patio
- Convenient Location Close To Many Local Amenities



Entrance Porch

Entrance Hall

Solid Oak wood floor. Cloakroom.

Ground Floor WC

Coloured suite comprising wash hand basin with tiled splashback and low flush WC.

Lounge

14'4 x 11'9

Carved wood fireplace with tiled inset, gas fire and tiled hearth. Herringbone style solid Oak wood flooring.

Living Room

12'1 x 10'8

Hole in wall mock fireplace. Archway to:

Dining Area

10'8 x 5'8

Wood laminate flooring. Sliding patio doors.

Kitchen

14'8 x 10'4

Modern range of high and low level units with illuminated display cabinets, wood laminate work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, integrated extractor hood, integrated microwave, integrated dishwasher, integrated under counter fridge, plumbed for washing machine, breakfast bar, part tiled walls, laminate flooring.

First Floor

Landing

Access to roofspace.

Bedroom 1

14'4 x 11'9

(into bay) Range of full length built-in robes with partial mirrored doors.

Bedroom 2

12'2 x 10'9

(at widest point) including built-in cupboard.

Bedroom 3

9'2 x 7'5

Including built-in robes with sliding mirror doors.

Bathroom

Modern white suite comprising panelled bath with mixer tap, telephone shower, electric shower and shower screen, vanity unit with mixer tap, low flush WC. Hotpress. Fully tiled walls.

Roofspace

Slingsby ladder to floored roofspace.

Outside

Front garden with lawn and flowerbeds. Gated tarmac driveway. Enclosed rear garden with lawn and generous patio area with flowerbeds. Outside tap.

Detached Garage

16'3 x 9'6

Light and power, oil fired boiler, up and over door.











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) A		
(81-91) B		
(69-80) C		
(55-68) D	59	63
(39-54) E		
(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.

ULSTERPROPERTYSALES.CO.UK

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