

# **BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk



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
- **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
- · Oil Fired Heating And Upvc · 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.























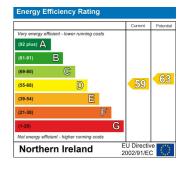












Questions you may have. Which mortgage would suit me best?

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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