

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



17 OAKLAND AVENUE, BELFAST, BT4 3BW

OFFERS AROUND £199,950

A fantastic opportunity to purchase a deceptively spacious extended red brick terrace home within the Ballyhackamore area, this property has been well maintained for many years and offers great accommodation for many families.

In need of modernisation, this property offers a real blank canvas for any buyers wanting to put their own stamp on it. The house is very deceptive in its size and offers much bigger accommodation than most houses on the street. Comprising of entrance hall leading to good size lounge with bay window. Separate living room with an attractive carved wood fireplace with tiled inset, leading to extended dining kitchen, comprising of an extensive range of units with partly tiled walls and ceramic tiled flooring.

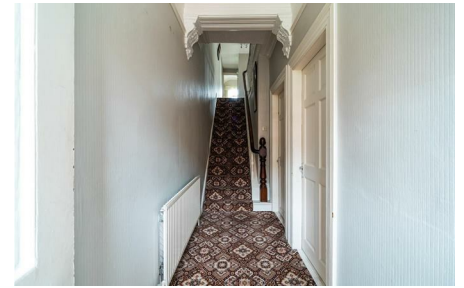
The first floor includes generous landing area, two excellent size bedrooms, including master bedroom with bay window and original fireplace. White bathroom suite with half tiled walls, and separate shower room with walk-in shower cubicle, electric shower and hotpress. The second floor includes a further two good size bedrooms, one with velux window. The outside areas include a small front garden and an enclosed rear garden with good size paved area and boundary fence.

Built in 1922, the property has been well maintained by the current owners but is now ready to be modernised for the modern family wanting to be close to the vast range of amenities of Ballyhackamore, including schools, popular restaurants and the Glider bus service into Belfast city centre.



Key Features

- Extended Red Brick Terrace In The Popular Ballyhackamore Area
- Extended Kitchen With Dining Area And Ceramic Tiled Flooring
- White Bathroom Suite, And Separate Shower Room
- Patio Area To Front And Enclosed Paved Area To The Rear
- Good Size Lounge With Bay Window And Separate Living Room
- Four Good Size Bedrooms Across The Second And Third Floor
- Oil Fired Central Heating/ A Combination of Teak And Upvc DG Windows
- Convenient Location Close To A Wide Range Of Local Amenities



Accommodation Comprises

Enclosed Entrance Porch

Entrance Hall

Lounge

14'0 x 13'0
(into bay)

Living Room

13'8 x 10'1
Attractive carved wood fireplace with inset and hearth.

Kitchen/Dining

17'0 x 9'0
Extensive range of high and low level units, marble effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, space for cooker, integrated extractor hood, washing machine, under counter for fridge, oil fired boiler, part tiled walls, ceramic tiled floor, cupboard under stairs.

First Floor

Landing

Bedroom 1

17'5 x 14'7
(into bay) Original fireplace with tiled inset and hearth.

Bedroom 2

11'1 x 10'1

Bathroom

White suite comprising panelled bath, pedestal wash hand basin, low flush WC, half tiled walls.

Shower Room

Comprising shower cubicle with electric shower, tiled wall and sliding shower door, hotpress, timber panelled ceiling.

Second Floor

Landing

Bedroom 3

17'5 x 11'9

Bedroom 4

11'1 x 7'5
(average) Velux window.

Outside

Small front paved garden and an enclosed rear garden with good size paved area and boundary fence.











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.

17 Oakland Avenue, Belfast

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		
(21-38) F	27	
(1-20) G		56
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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