

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**42 IRWIN CRESCENT, BELFAST,  
BT4 3AQ**

**OFFERS OVER £199,950**



A mature red brick semi detached property offering many original features, this property is in need of substantial modernising to be once again a fabulous family home within walking distance to Ballyhackamore.

On entry this property retains its attractive three-quarter length wood panelled walls, and stained glass windows to original front door. Well proportioned lounge with bay window, and separate dining room with hole-in-wall feature fireplace. Fitted kitchen with range of units and partly tiled walls. The first floor includes a generous landing accessing three good size bedrooms, including master bedroom with bay window. Family bathroom, which has been recently updated, to include modern white suite comprising of panelled bath with hand held shower, uPVC wall cladding and tile effect laminate flooring.

Offering all the characteristics of an early 1900s family home with its attractive red brick and high ceilings, which many people will want to restore back to its best, the property has got superb potential, and is located in a much sought after residential area within Ballyhackamore sitting on a spacious site with a generous south facing rear garden. This is a must view for anyone looking for a project with unbelievable potential!



## Key Features

- Excellent Red Brick Semi-Detached Family Home
- Lounge With Bay Window
- Kitchen With Range Of Units And Part Tiled Walls
- Three Good Size Bedrooms
- Recently Updated Family Bathroom On First Floor
- Oil Fired Central Heating & Partly Double Glazed Windows
- Driveway, Garden To Front & Garden To Rear In Lawn
- Convenient Location Close To Many Local Amenities



## Accommodation Comprises

### Entrance Hall

Part panelled walls.

### Lounge

13'7 x 12'0  
(into bay)

### Living Room

12'4 x 11'3  
(into bay)

### Kitchen

9'3 x 6'3  
Range of high and low level units, double drainer stainless steel sink unit.

### First Floor

#### Bedroom 1

13'7 x 10'6

#### Bedroom 2

12'0 x 11'0

#### Bedroom 3

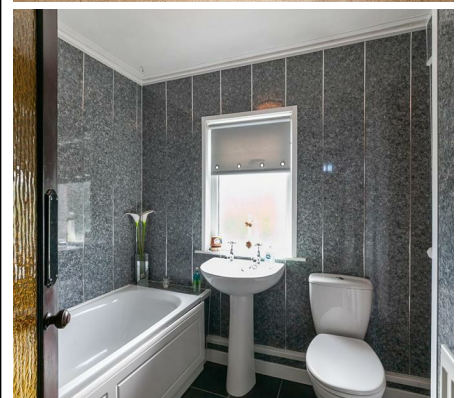
8'2 x 8'0

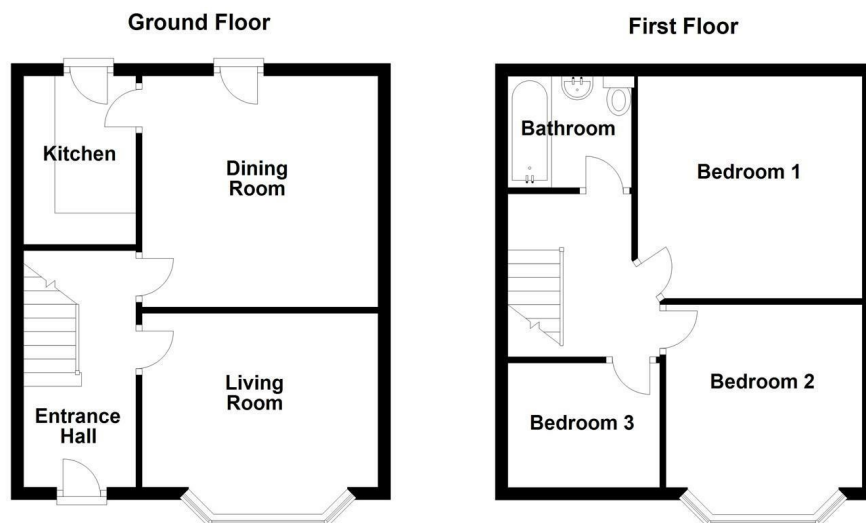
### Bathroom

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

### Outside

Driveway and garden to front. Attractive garden to rear with lawn, trees and shrubs. PVC oil tank.





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.

**42 Iwrin Crescent, 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		42	49
(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.

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