

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**296 CASTLEREAGH ROAD, BELFAST, BT5 6AD**

**OFFERS AROUND £189,950**

An extended red brick semi-detached home offering deceptive accommodation in need of some modernisation, generous garden to rear with detached garage, and additional off street parking to front, on the popular Castlereagh Road.

Having been within the family for a generation, this home benefits from many improvements over many years and is now ready for the next family to come in and put their own stamp on it. The accommodation includes enclosed entrance porch with sliding doors, entrance hall leading to good size lounge with bay window and gas fire. Living room with gas fire open to rear hall with storage room. Extended dining kitchen with generous range of units, double built-in oven with ceramic hob, and partly tiled walls. The first floor offers three bedrooms including master bedroom with range of built-in robes with sliding mirrored doors, coloured bathroom suite with electric shower over bath and fully tiled walls. Permanent staircase to floored and sheeted roofspace with gable wall window and electric sockets.

The outside area offers a large driveway to front with parking space, enclosed rear garden with timber decking area and lawn, and detached garage with barn style doors. Situated on the popular Castlereagh Road with easy access into Belfast city centre and also the added bonus of Greenville Park, this family home is perfectly positioned for convenience to both schools and main arterial routes. View now to fully appreciate this properties potential.



## Key Features

- Excellent Red Brick Semi-Detached Home
- Extended Dining Kitchen With Built-In Oven
- Permanent Staircase To Floored Roofspace
- Large Driveway And Garden With Decking Area
- Good Size Lounge And Separate Living Room
- Three Bedrooms And Bathroom To The First Floor
- Oil Fired Heating & Double Glazed Windows
- Convenient Location Close To Local Amenities



### Accommodation Comprises

#### Enclosed Entrance Porch

Tiled floor, sliding doors.

#### Entrance Hall

Cupboard under stairs.

#### Lounge

12'9 x 10'7

(into bay) Carved wood fireplace with gas fire.

#### Living Room

11'7 x 9'9

Tiled fireplace with carved wooden surround and gas fire.

#### Kitchen/Dining

16'3 x 10'0

Extensive range of high and low level units including display cabinets, marble effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, double built in under oven, ceramic hob, integrated extractor hood, plumbed for washing machine, space for fridge freezer, plumbed for dishwasher, part tiled walls.

#### First Floor

#### Landing

#### Bedroom 1

10'3 x 10'0

Modern range of built in robes with sliding mirror doors

#### Bedroom 2

10'0 x 9'9

Hotpress

#### Bedroom 3

6'6 x 5'8

#### Bathroom

Coloured suite comprising panelled bath with mixer tap, electric shower and shower screen, pedestal wash hand basin, low flush WC, fully tiled walls.

#### Permanent Staircase to:-

#### Roofspace

16'2 x 4'1

(average) Floored and shelved with electric sockets.

#### Outside

Large driveway to front with additional parking space. Enclosed rear garden with timber decking area, lawn and green house.

#### Detached Garage

18'3 x 10'6

Light and power, concrete slab construction with asbestos roof, barn style doors.











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.

296 Castlereagh Road, Belfast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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