

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**145 PARK AVENUE, BELFAST, BT4  
1JJ**

**OFFERS OVER £159,950**



A deceptively spacious two bedroom mid terrace property within the Sydenham area, one of the few to include off street parking to the front and generous mature garden to the rear.

The accommodation comprises of entrance hall with wood laminate flooring, lounge open to dining room, which includes attractive hole in wall fireplace with wood burning stove and slate tiled hearth, and engineered wood flooring. Modern kitchen comprising of attractive white units, wood effect worktops with upstand, wood laminate flooring, and recessed spotlighting. The first floor boasts a spacious landing with study area, two generous bedrooms, one with wood laminate flooring. Family bathroom comprising modern white suite with handheld shower over bath, fully tiled walls and recessed spotlighting.

The outside includes off street parking to front, laid in a decorative stone. Enclosed rear garden with paved area leading to good size lawn, mature trees and garden shed. A real surprise, this property is a must view as it is ideal for small families and first time buyers wanting lots of character, high ceilings and gardens, not to mention the location being so convenient to many schools and the Belmont Road with it's restaurants and cafes.

## Key Features

- Deceptively Spacious Mid Terrace In A Popular Location
- Good Size Lounge Open To Dining Room With Fireplace
- Modern Kitchen With Wood Laminate Flooring
- Two Generous Bedrooms And Study Area On Landing
- Family Bathroom With Shower Over Bath & Tiled Walls
- Gas Central Heating & PVC Double Glazed Windows
- Rear Garden With Spacious Lawn And Paved Area
- Convenient Location Close To A Range Of Amenities



## Accommodation Comprises

### Entrance Hall

Wood laminate flooring.

### Lounge

11'9 x 10'3

Hole in wall fireplace with wood burning stove and slate tiled hearth. Semi-solid wood flooring. Archway to:

### Dining Room

11'9 x 10'6

Semi-solid wood flooring.

### Kitchen

14'1 x 6'8

Modern range of high and low level white units, wood effect work surfaces with upstand, inset 1 1/4 bowl single drainer sink unit with mixer tap, space for cooker, perspex splashback, stainless steel extractor hood, space for fridge freezer, plumbing for washing machine, wood laminate flooring, recessed spotlighting.

### First Floor

### Landing

Linen cupboard with gas fired boiler. Study area.

### Bedroom 1

15'8 x 10'8

### Bedroom 2

10'6 x 9'9

Wood laminate flooring.

### Bathroom

Modern white suite comprising panelled bath with mixer tap, telephone shower and shower screen, pedestal wash hand basin with mixer tap, low flush WC, fully tiled walls, recessed spotlighting, extractor fan.

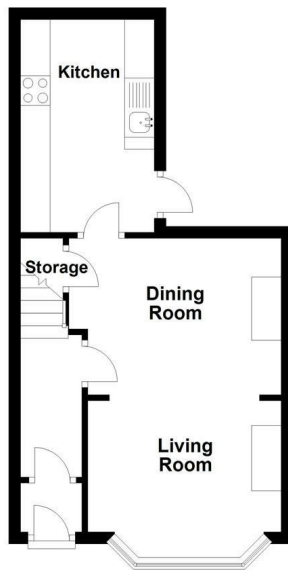
### Outside

Front garden with stone driveway. Enclosed rear garden with paved area leading to good size lawn. Garden shed.

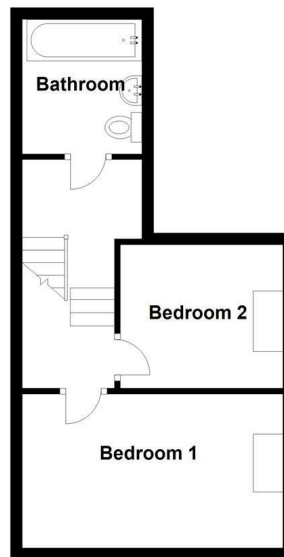




Ground Floor



First Floor



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			
(39-54) E		53	65
(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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