

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

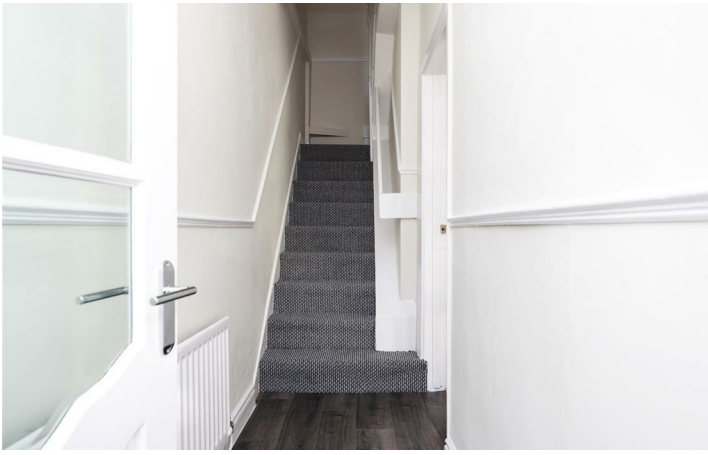
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**40 HARPER STREET, BELFAST, BT5  
4EN**

**OFFERS AROUND £119,950**



This bright and spacious red brick mid terrace is ideally located for a vast range of purchasers from first time buyers to investors and young families, conveniently located close to the City centre and various road networks for the commuter.

The property comprises a spacious open plan living/dining room with laminate flooring and leads to a fitted kitchen with a good range of units and built-in oven and onto the bathroom with a white suite and part tiled walls.

The first floor offers three good sized bedrooms, one of which would make a great study for anyone working from home.

Further benefiting from gas fired central heating and uPVC double glazing, this property must be viewed internally to appreciate all it has to offer.



## Key Features

- Attractive Red Brick Mid Terrace Property
- Living/Dining Room With Laminate Flooring
- Kitchen With Range Of Units And Oven
- White Bathroom Suite with Partly Tiled Walls
- Three Good Size Bedrooms On The First Floor
- Gas Fired Heating And uPVC Double Glazing
- Convenient Location Close To Amenities
- Ideal For A Wide Range Of Purchasers



### Accommodation Comprises

#### Entrance Hall

Laminate strip wood floor.

#### Living/Dining Room

20'6 x 9'6

Laminate strip wood floor, marble fireplace and hearth, cornice ceiling, storage under stairs.

#### Kitchen

11'3 x 7'8

Range of high and level units, single drainer stainless steel sink units, stainless steel oven and ceramic 4 ring hob, plumbed for washing machine.

#### Rear Hall

#### Bathroom

White suite comprising panelled bath, shower over bath, pedestal wash hand basin, low flush WC, fully tiled floor, part tiled walls.

#### First Floor

#### Landing

Gas boiler.

#### Bedroom 1

13'4 x 9'6

Including range of built in wardrobes.

#### Bedroom 2

10'3 x 8'0

Laminate strip floor.

#### Bedroom 3

12'3 x 7'5

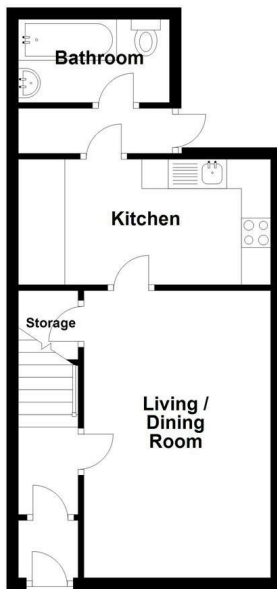
#### Outside

Enclosed yard to rear.

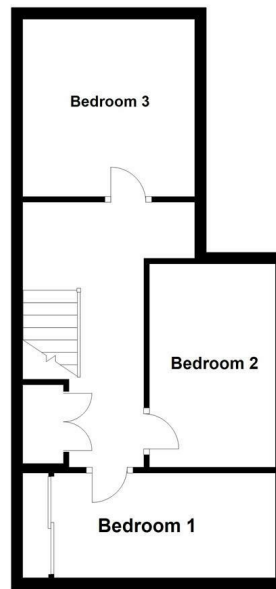




Ground Floor



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		61	62
(39-54) E			
(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.

ULSTERPROPERTYSALES.CO.UK

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