

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**31 ORANGEFIELD LANE, BELFAST, BT5 6BW**

**OFFERS AROUND £169,950**

This attractive red brick semi-detached property is located in the heart of Orangefield, just a short stroll from Bloomfield roundabout, and offers excellent family accommodation including garage and an enclosed rear garden with lawn.

The ground floor comprises entrance hall, comfortable living room and kitchen open plan to a dining room with access to rear garden. The first floor offers three well proportioned bedrooms and white bathroom suite with fully tiled walls and separate WC.

The property further benefits from oil fired central heating and PVC double glazed windows. Outside, there is a front garden in lawn and driveway leading to detached garage and spacious enclosed rear garden in lawn with range of flowerbeds, trees and shrubs.

Ideally located with many of Belfast's leading schools nearby, Ballyhackamore Village a short walk and a vast range of local amenities on your doorstep including the popular Glider Bus Service into Belfast City Centre, the property is priced to allow for a little updating and we are sure will appeal to a wide range of purchasers. Early viewing is highly recommended.



## Key Features

- Excellent Semi-Detached Property In A Popular Location
- Dining With Laminate Floor Open To Kitchen With Tiled Floor
- Oil Fired Central Heating System & Upvc Double Glazing
- Well Maintained Enclosed Garden To Rear With Trees & Shrubs
- Two Reception Areas To Include Living Room And Dining Room
- Three Bedrooms, Bathroom And Separate WC On The First Floor
- Garden To Front, Driveway To Side And Detached Garage
- Convenient Location Close To a Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

#### Dining Room

9'9 x 9'6

Laminated strip wood flooring.  
Open to:

#### Kitchen

14'2 x 5'8

Excellent range of high and low level units, plumbing for washing machine, part tiled walls and fully tiled flooring.

#### Living Room

17'6 x 8'9

#### First Floor

#### Landing

#### Bedroom 1

11'2 x 11'2

#### Bedroom 2

11'4 x 9'0

#### Bedroom 3

7'8 x 5'8

Built-in cupboard.

#### Bathroom

White suite comprising panelled bath and vanity unit, fully tiled walls.

#### Separate WC

### Outside

Attractive garden to rear with lawn, mature trees and shrubs. Paving. Boiler house with oil fired boiler. Detached garage.



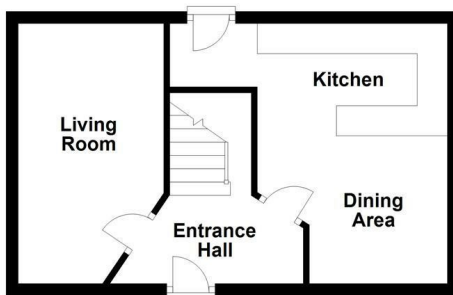




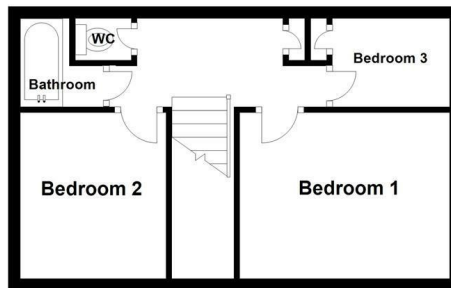




Ground Floor



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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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