

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**161 PARK AVENUE, BT4 1LL**

**OFFERS AROUND £139,950**



Located just off Connsbrook Avenue, Sydenham, 161 Park Avenue is a bright and spacious mid terrace property that will appeal to a wide range of purchasers from first time buyers and investors alike.

Comprising entrance hall leading to a large open plan living room with bay window and fully tiled floor, and opening to a bright and spacious kitchen area with the added bonus of a glazed dining area with double doors for outdoor access.

Upstairs the property has two good sized bedrooms and a white bathroom suite with a panelled bath and separate shower cubicle. Also benefiting from oil fired central heating and uPVC double glazing, this property can only be appreciated upon an internal viewing.



## Key Features

- Bright And Spacious Mid Terrace In Popular Location
- Large Open Plan Living Room With Tiled Floor
- Attractive Fitted Kitchen Open To Dining Area
- Two Good Sized Bedrooms On The First Floor
- Modern White Bathroom Suite With Separate Shower
- Oil Fired Central Heating And uPVC Double Glazing
- Ideal For First Time Buyers And Investors
- Excellent Location Close To Many Local Amenities



### Accommodation Comprises

#### Entrance Hall

Tiled flooring.

#### Living Room

21'7 x 10'2

(into bay) Tiled flooring. Archway to dining area.

#### Dining Area

12'4 x 6'5

Tiled flooring. PVC double doors to rear.

#### Kitchen

13'6 x 6'5

Range of high and low level units, single drainer stainless steel sink unit, oven and hob, plumbing for washing machine, part tiled walls, fully tiled floor.

#### First Floor

##### Bedroom 1

14'3 x 10'0

Laminated strip wood flooring.

##### Bedroom 2

9'0 x 9'0

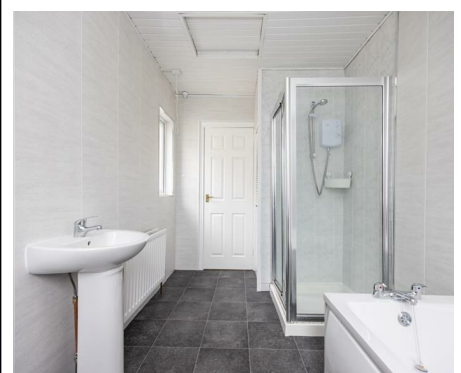
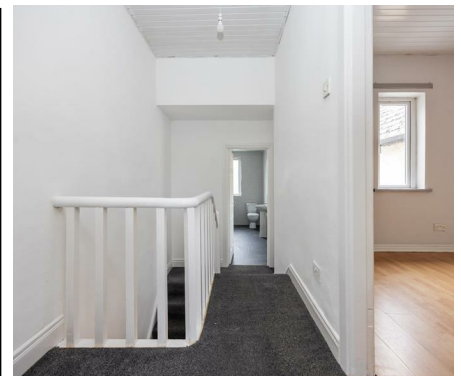
Laminated strip wood flooring.

#### Bathroom

White suite comprising panelled corner bath, corner shower cubicle, low flush WC and pedestal wash basin. Panelled walls.

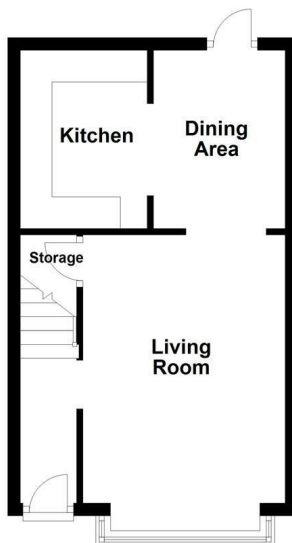
#### Outside

Easily managed garden to front in lawn. Yard to rear leading to large garden in lawn. PVC oil tank.

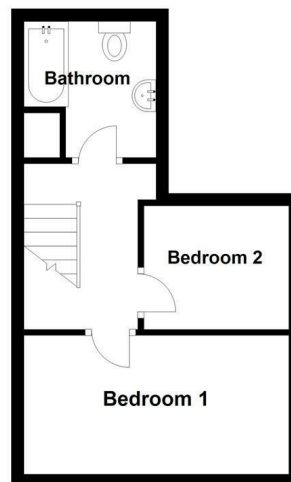




Ground Floor



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 misstatement. 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		43	62
(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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