

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**9 BLOOMFIELD PARADE, BELFAST,  
BT5 5AS**

**OFFERS AROUND £95,000**





An extended terrace property in a convenient location, in need of some modernisation, offering three bedrooms, just off the Beersbridge Road and within walking distance to Ballyhackamore.

The accommodation comprises of lounge with wood laminate flooring and separate dining room. Fitted kitchen with partly tiled walls and wood laminate flooring. Furthermore, the ground floor offer a third bedroom, currently used as a study. The second floor includes two bedrooms and a shower room comprising of white suite with walk in shower cubicle, electric shower, fully tiled walls and tiled effect laminate flooring.

The outside includes a small front garden and enclosed rear yard, located in a residential area close to many local amenities including Connswater Shopping Centre and Glider bus service into Belfast city centre. Ideal for first time buyers or investors wanting to make their own improvements to what would be a great home in a convenient location.



## Key Features

- An Extended Terrace Property In A Convenient Location
- Lounge With Wood Laminate Flooring And Separate Dining Room
- Fitted Kitchen With Partly Tiled Walls And Wood Laminate Flooring
- One Ground Floor Bedroom And Two Bedrooms On The First Floor
- Shower Room Comprising Of White Suite With Walk In Shower Cubicle
- Gas Fired Central Heating And uPVC Double Glazing
- Just Off The Beersbridge Road And Close To Connswater Shopping Centre
- Ideal For First Time Buyers Or Investors Wanting To Make Their Own Improvements



### Accommodation Comprises

#### Entrance Hall

Tiled floor.

#### Lounge

13'1 x 10'3

(into bay) Marble fireplace with tiled hearth, wood laminate floor.

#### Dining Room

8'1 x 6'2

#### Kitchen

10'8 x 7'6

Excellent range of high and low level units, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, space for cooker, extractor fan, space for fridge freezer, plumbed for washing machine, gas fired boiler, part tiled walls, wood laminate floor.

#### Bedroom 3

8'1 x 6'8

Wood laminate floor.

#### First Floor

#### Landing

#### Bedroom 1

13'5 x 10'8

(at widest points)

#### Bedroom 2

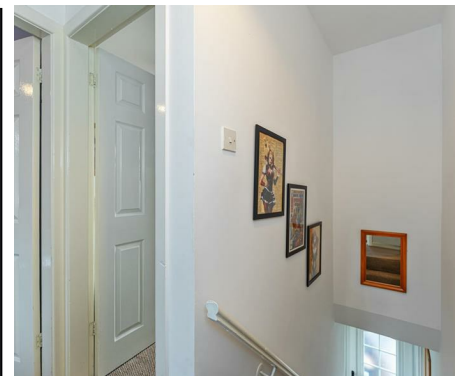
8'6 x 7'6

#### Shower Room

White suite comprising walk in shower cubicle, electric shower and sliding shower doors, pedestal wash hand basin, mirrored cabinet, low flush WC, fully tiled walls, tiled effect laminate floor, PVC ceiling, extractor fan.

#### Outside

Garden to front, enclosed rear yard.







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			
		65	71
<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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