

ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

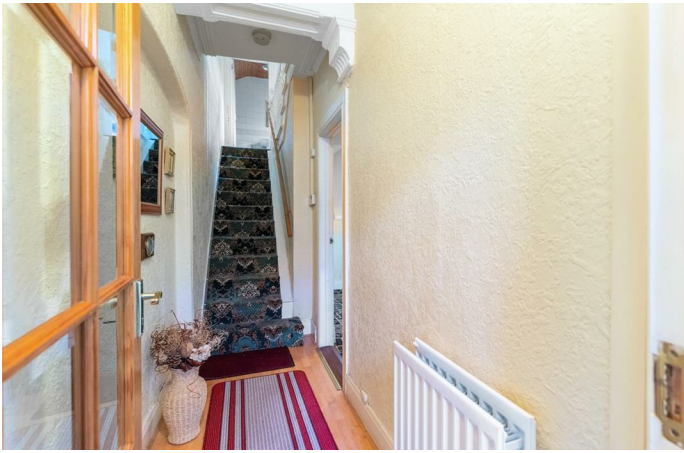
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**57 LOMOND AVENUE, BELFAST,  
BT4 3AJ**

**OFFERS AROUND £155,000**



A substantial four bedroom terrace property situated just off the popular Hollywood Road and walking distance to Ballyhackamore, requiring some modernisation, perfect for first time buyers and investors.

The accommodation comprises of entrance hall with wood laminate flooring, generous lounge with archway to dining room. Fitted kitchen with extensive range of units, including built-in oven with ceramic hob, partly tiled walls and ceramic tiled flooring, wood panelled ceiling with recessed spotlighting. The first floor includes two well proportioned bedrooms, including built-in robes and cupboards. Shower room comprising of walk in shower cubicle and fully tiled walls. The second floor offers a further two well proportioned bedrooms , one with Velux window.

The outside includes a small front concrete area and enclosed rear yard with timber decking area. Having been a fantastic family home for many years, this property is now ready for a new buyer to make some repairs and improvements, and put their own stamp on it.

## Key Features

- A Substantial Four Bedroom Terrace Property Requiring Some Modernisation
- Entrance Hall And Generous Lounge With Archway To Dining Room.
- Fitted Kitchen With Extensive Range Of Units, Including Built-In Oven
- Four Well Proportioned Bedrooms, Two First Floor & Two Second Floor
- Shower Room Comprising Of Walk In Shower Cubicle And Fully Tiled Walls
- Small Front Concrete Area And Enclosed Rear Yard With Timber Decking Area
- Just Off The Popular Holywood Road And Walking Distance To Ballyhackamore
- Ideal For A Wide Range Of Purchasers, Early Viewing Recommended



### Accommodation Comprises

#### Enclosed Entrance Porch

Wood laminate floor.

#### Entrance hall

Wood laminate floor.

#### Lounge

13'2 x 9'8

(into bay) Archway to:-

#### Dining Room

10'8 x 10'3

(at widest points) Storage under stairs.

#### Kitchen

9'8 x 6'4

Excellent range of high and low level units including display cabinets, Formica work surfaces, inset 1 1/4 bowl single drainer ceramic sink unit with mixer tap, built in under oven, ceramic hob, integrated extractor hood, housing for fridge freezer, plumbed for washing machine, part tiled walls, ceramic tiled floor, wood panelled ceiling with recessed spot lighting.

#### First Floor

#### Landing

#### Bedroom 1

14'1 x 10'6

Including range of built in wardrobes with sliding mirror doors.

#### Bedroom 2

10'3 x 8'6

Including built in cupboard and hotpress.

#### Shower Room

White suite comprising walk in shower area with built in shower, tiled splashback and low level shower doors, pedestal wash hand basin with mixer tap, low flush WC, fully tiled walls, wood panelled ceiling, extractor fan.

#### Second Floor

#### Landing

#### Bedroom 3

14'2 x 11'2

(at widest points)

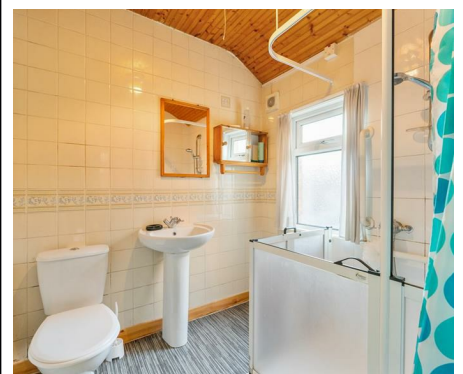
#### Bedroom 4

8'7 x 6'3

(average measurements) Velux window.

#### Outside

Small front garden, enclosed rear yard with wood decking area, boiler house with oil fired boiler, outside water tap, access to rear for bins.





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.

57 Lomond Avenue

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			58
(39-54) E		35	
(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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