

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

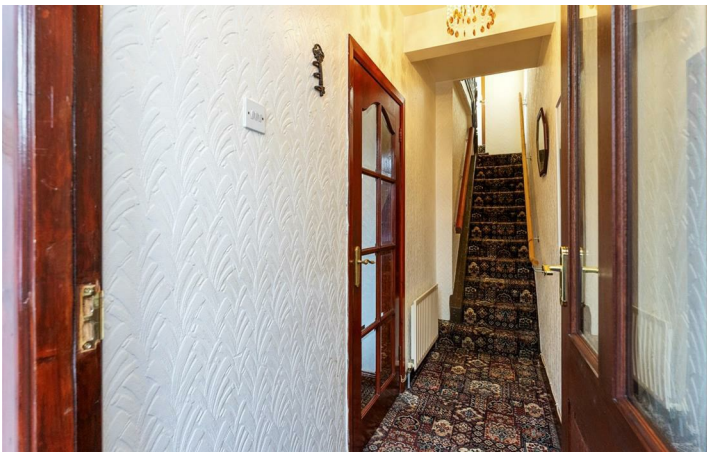
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 LENDRICK STREET, BELFAST,
BT5 4HQ**

OFFERS AROUND £89,950



An extended mid terrace property just off the Newtownards road, offering deceptively spacious accommodation in need of some modernisation, situated close to Belfast City Centre and Ballyhackamore Village.

The accommodation comprises entrance hall, open plan lounge/dining room, fitted kitchen with partly tiled walls and ceramic tile flooring. The first floor offers two good size bedrooms and generous shower room comprising of white suite with walk-in shower cubicle, electric shower and partly tiled walls, ceramic tiled flooring and hotpress. The property further benefits from a covered rear yard, oil fired central heating and uPVC double glazed windows.

Situated within walking distance to many local amenities and with easy access to Belfast city centre, this property is ideal for investors or first time buyers wanting to put their own stamp on it.



Key Features

- An Extended Mid Terrace Just Off The Newtownards Road
- Spacious Lounge Open Plan To Dining Room
- Fitted Kitchen With Partly Tiled Walls & Ceramic Tiled Flooring
- Two Good Sized Bedrooms On The First Floor
- Generous Shower Room Comprising Of White Suite
- Oil Fired Central Heating And uPVC Double Glazed Windows
- The Property Benefits From A Covered Yard To The Rear
- Close To Many Local Amenities And Easy Access To Belfast City



Accommodation Comprises

Entrance Hall

Lounge

9'8 x 8'7

Mock fireplace with electric fire.
Open to:

Dining Room

11'8 x 9'5

Storage cupboard downstairs.

Kitchen

15'0 x 6'0

Range of high and low level units, Formica work surfaces, inset single drainer stainless steel sink unit, built-in under oven, ceramic hob, plumbing for washing machine, space for undercounter fridge and freezer, part tiled walls, ceramic tiled flooring, extractor hood.

First Floor

Landing

Bedroom 1

12'4" x 10'0"

Bedroom 2

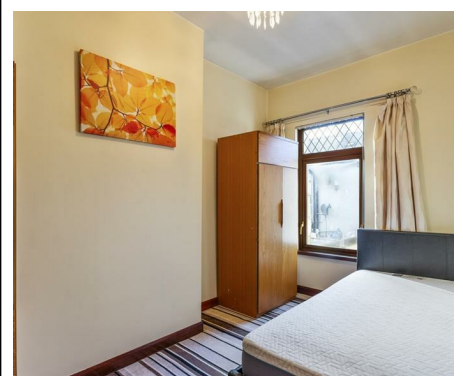
12'1" x 7'5"

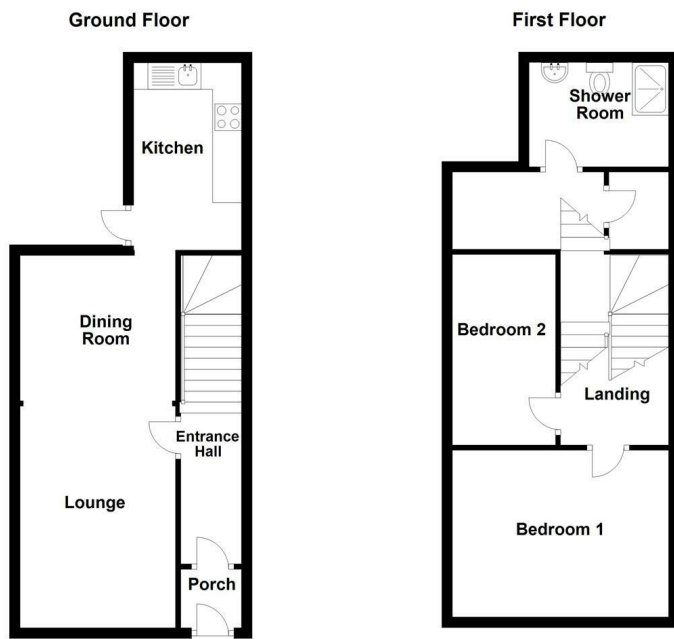
Shower Room

White suite comprising walk-in shower cubicle, electric shower, tiled wall, shower door, pedestal wash hand basin, low flush WC, ceramic tiled floor, extractor fan, hotpress.

Outside

Enclosed rear yard, boiler house with oil fired boiler, oil storage tank.





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			
(39-54) E		39	60
(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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