

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**26 FERGUSON DRIVE, BELFAST,  
BT4 2AZ**

**OFFERS AROUND £215,000**





A deceptively spacious terrace property in the popular Belmont Road area, offering great accommodation with four bedrooms and two receptions, this is ideal for professionals or families.

In need of some upgrading, this red brick terrace home retains many of its period features and lots of character. The accommodation comprises of lounge with bay window, and separate dining room, both with attractive fireplaces. Fitted kitchen including display cabinets, built-in oven with 5 ring gas hob, space for appliances and ceramic tiled flooring. The first floor offers two well proportioned bedrooms, and generous family bathroom comprising of classic white suite with electric shower over bath, fully tiled walls and tiled flooring. The second floor includes a further two good size bedrooms.

Situated in a great location, close to many local amenities, including restaurants and cafes, this property offers great space, in such a convenient location, within walking distance to Ballyhackamore and easy access to Belfast city centre using the Express Glider bus service.





## Key Features

- A Deceptively Spacious Terrace Property In The Popular Belmont Road Area
- Lounge And Separate Dining Room, Both With Attractive Fireplaces
- Fitted Kitchen Including Display Cabinets And Ceramic Tiled Flooring
- Four Bedrooms Including Two On The First Floor And Two On The Second Floor
- Generous Family Bathroom Comprising Of White Suite With Electric Shower
- Enclosed Rear Yard With Timber Decking And Garden Shed
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Situated In A Great Location, Close To Many Local Amenities



### Accommodation Comprises

#### Enclosed Entrance Porch

#### Entrance Hall

#### Lounge

13'0 x 11'0

(into bay) Cast iron fireplace with tiled inset and hearth. Original wood panel flooring.

#### Dining Room

11'1 x 10'1

Carved wood fireplace with tiled inset and slate tiled hearth. Original wood panel flooring. Patio doors to rear garden.

#### Kitchen

11'0 x 7'0

Attractive range of high and low level units including display cabinets with inset single drainer and inset stainless steel sink unit with mixer tap, built-in under oven, 5 ring gas hob, stainless steel splashback, stainless steel extractor hood, space for fridge, plumbing for washing machine, plumbing for dishwasher, space for dryer, stainless steel splashback, ceramic tiled flooring.

### First Floor

#### Landing

#### Bedroom 1

15'0 x 10'1

Ornate fireplace with tiled inset and hearth.

#### Bedroom 2

10'1 x 9'0

#### Bathroom

Classic white suite comprising panelled bath with electric shower, pedestal wash hand basin and low flush WC. Mirrored cabinet. Fully tiled walls, tiled flooring. Extractor fan. Linen cupboard with gas fired boiler.

### Second Floor

#### Landing

#### Bedroom 3

15'0 x 9'0

(average) Velux window.

#### Bedroom 4

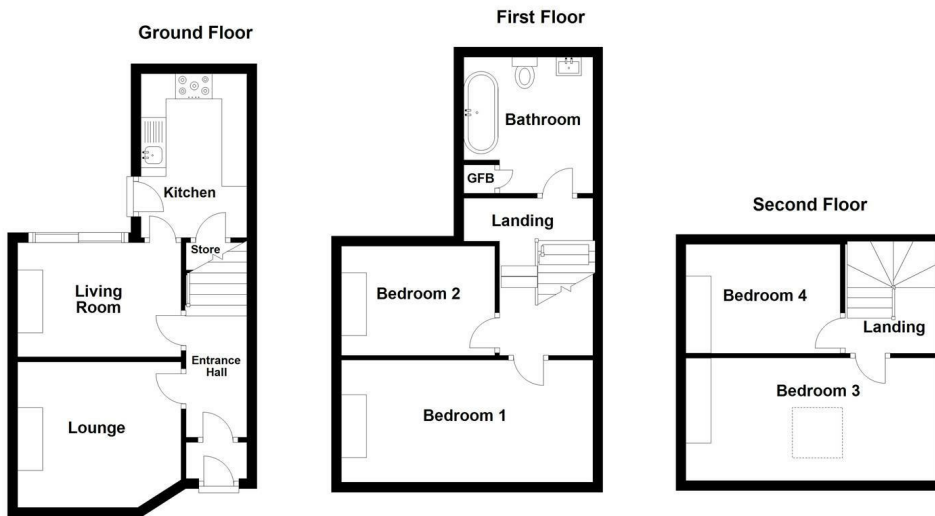
9'0 x 8'0

(average) Velux window. Ornate fireplace.

#### Outside

Enclosed rear yard with timber decking and garden shed.





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		52	71
(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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