



## 124 HAZELWOOD AVENUE, BELFAST, BT17 0SZ



Superbly placed in this small cul-de-sac setting that is within walking distance to excellent transport links, including bus, taxi, and the Glider service, as well as accessibility to lots of schools and shops, making this attractive home that is offered for sale chain-free a star buy!

Convenient to both Belfast and Lisburn, as well as arterial routes, we have no hesitation in recommending viewing, and the well-appointed accommodation is briefly outlined below.

Three bedrooms and a white bathroom suite at first-floor level.

On the ground floor there is a bright and airy living room and access to a kitchen that is open plan to a dining space.

Other qualities include oil-fired central heating and UPVC double glazing, as well as an attached garage that has a utility area.

There is off-road car parking and a good-sized enclosed rear garden, and given the popularity of this highly sought-after location, we strongly recommend viewing early to avoid disappointment!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**ASKING PRICE £150,000**



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### Key Features

- Competitively priced semi-detached home superbly placed in this small and popular cul-de-sac location that enjoys tremendous doorstep convenience!
- Three bedrooms.
- Kitchen open plan to dining space.
- Oil fired central heating / Upvc double glazing.
- Good-sized enclosed rear garden / Off road car-parking.
- Walking distance to excellent transport links to include bus, taxi, and the Glider service!
- Bright and airy living room.
- White bathroom suite on first floor.
- Attached garage with utility area.
- Close to lots of amenities to include schools, shops and both Belfast and Lisburn!





## GROUND FLOOR

Upvc double glazed front door to;

### ENTRANCE PORCH

To;

### LIVING ROOM

16'8 x 11'9

Double doors to;

### KITCHEN / DINING AREA

14'10 x 10'2

Range of high and low level units, single drainer stainless steel sink unit, open plan to dining area, Upvc double glazed back door.

## FIRST FLOOR

### BEDROOM 1

13'11 x 8'2

### BEDROOM 2

12'1 x 9'3

### BEDROOM 3

7'9 x 6'1

### WHITE BATHROOM SUITE

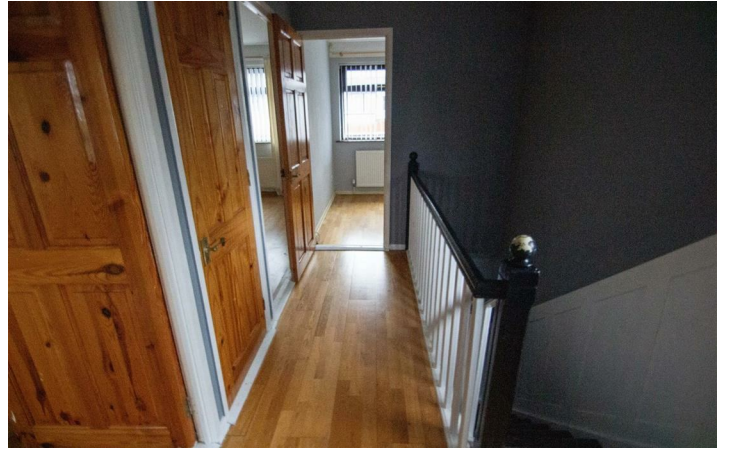
Bath, low flush w.c, pedestal wash hand basin.

### OUTSIDE

Off road car-parking, good-sized, enclosed rear garden.



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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 Gareth on .

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. 18234728**

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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