

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**32 AVONDALE STREET, BELFAST,  
BT5 5DB**

**OFFERS OVER £109,950**



An excellent opportunity to purchase this attractive mid terrace property located on Avondale Street, just off Ravenscroft Avenue in East Belfast. The property has been modernised by its current owner and comprises a spacious lounge, new fully fitted kitchen, two good sized bedrooms and a recently fitted white bathroom suite.

Other benefits include gas fired central heating, PVC double glazing, an enclosed rear yard and a recent damp proof course installed by the current owner. This property will be of instant appeal to all sectors of the market including first time buyers and investors due to its close proximity to schools, shops, local amenities, bus routes and within only a short commute to Belfast City Centre.

An internal inspection is essential to fully appreciate all this property has to offer.



## Key Features

- Excellent Mid Terrace Property In Popular Location
- Modernised By Current Owner Including New Kitchen
- Spacious Lounge With Wood Laminate Flooring
- Two Bedrooms & Bathroom Suite To First Floor
- Gas Fired Central Heating & PVC Double Glazing
- Enclosed Yard To Rear Of Property
- Ideal Purchase For First Time Buyers Or Investors
- Convenient Location Close To A Range Of Local Amenities



## Accommodation Comprises

### Entrance Porch

### Living Room

17'9 x 11'7

Laminated strip wood flooring.

### Kitchen

11'0 x 6'2

Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and 4 ring hob, PVC back door.

### First Floor

#### Bedroom 1

11'6 x 8'5

#### Bedroom 2

8'9 x 6'5

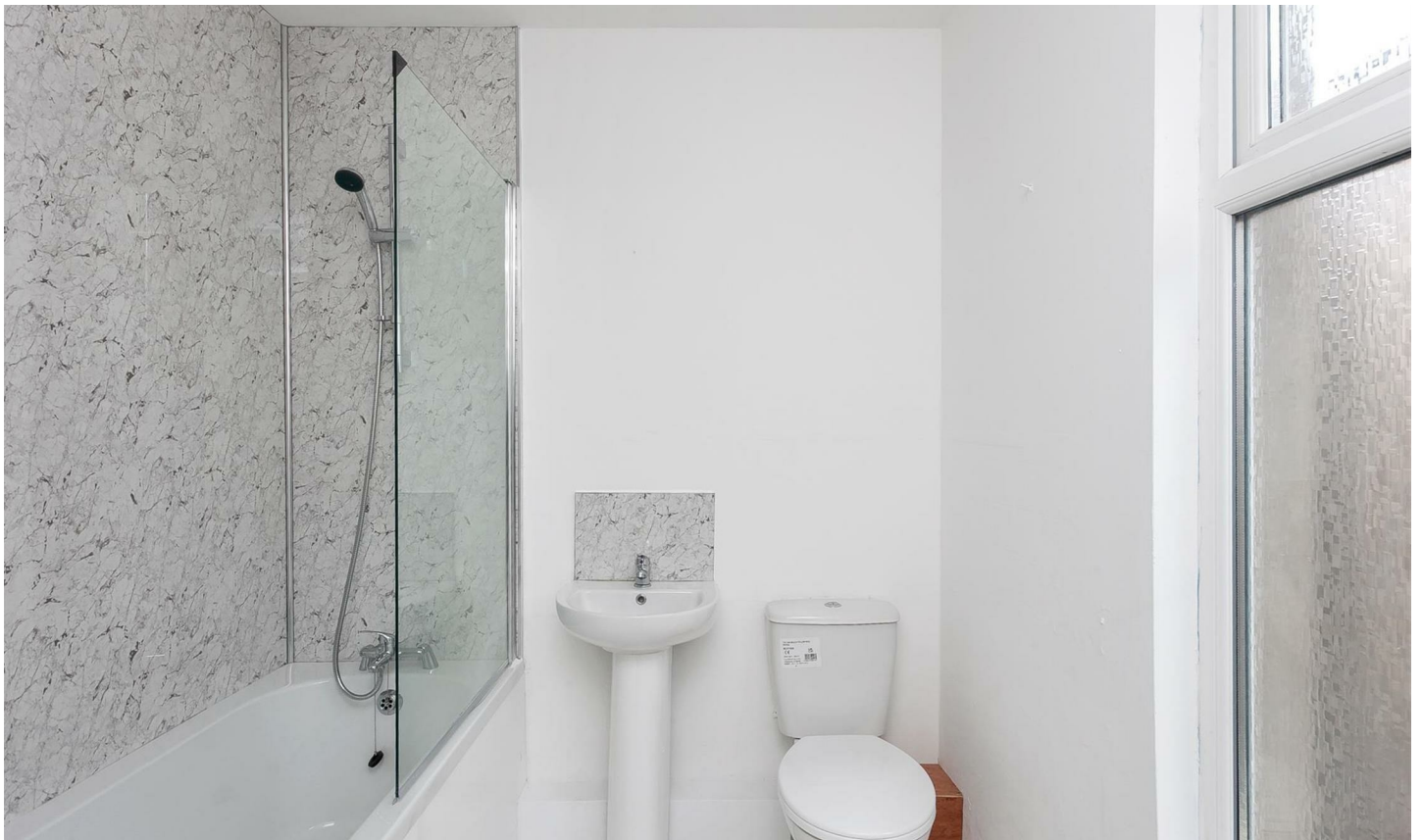
### Bathroom

White suite comprising panelled bath with handheld shower, pedestal wash hand basin and low flush WC. Part panelled walls. Gas boiler.

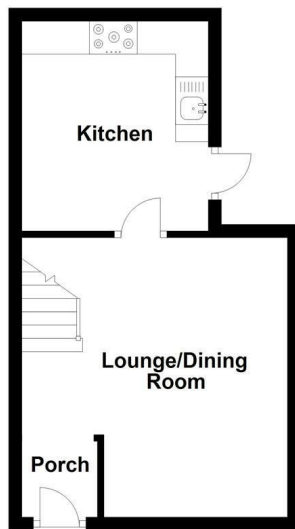
### Outside

Enclosed yard to rear.

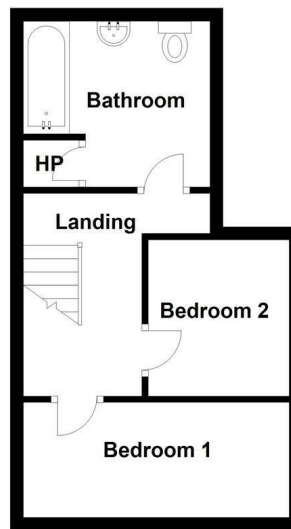




Ground Floor



First Floor



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		57	63
(39-54) E			
(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

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark