

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**21 HOLLYCROFT AVENUE,  
BELFAST, BT5 5JE**

**OFFERS AROUND £94,950**



A deceptively spacious mid terrace property in the much sought after Hollycroft Avenue, close to all the amenities any buyer needs, with Ballyhackamore within walking distance and easy access to the Glider bus service.

Priced to allow for modernisation, the accommodation includes entrance hall, lounge with bay window open to dining room, all laid in a wood laminate flooring. Fitted kitchen with space for appliances, part tiled walls and tiled flooring. The first floor includes two bedrooms and a recently updated luxury shower room, comprising of large walk-in shower cubicle with electric shower, illuminated mirror over vanity unit, fully tiled walls and ceramic tiled flooring.

Ideal for investors or first time buyers who are not afraid of making their own improvements, this property is a great investment at a great price, in an area that appeals to many younger buyers with it's vast range of amenities close to hand.



## Key Features

- Deceptively Spacious Mid Terrace Property
- Lounge With Bay Window And Open To Dining Room
- Kitchen With Part Tiled Walls And Tiled Flooring
- Two Bedrooms And Luxury Shower Room To First Floor
- Gas Fired Central Heating & Upvc Double Glazed Windows
- Small Yard To Front & Private Enclosed Yard To Rear
- Convenient Location Close To A Range Of Amenities
- Ideal First Time Buy Or Investment Opportunity



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring.

#### Lounge

11'3 x 10'1

(into bay) Mock fireplace with electric fire. Wood laminate flooring. Open to:

#### Dining Room

10'5 x 9'6

Wood laminate flooring.

#### Kitchen

13'8 x 5'8

Range of high and low level units, wood laminate work surfaces, inset single drainer stainless steel sink unit with mixer tap, space for cooker, space for fridge freezer, part tiled walls, tiled flooring, wood panelled walls.

#### First Floor

#### Landing

#### Bedroom 1

13'9 x 9'0

(at widest points) Hotpress.

#### Bedroom 2

9'7 x 8'4

#### Shower Room

Luxury white suite comprising large walk-in shower cubicle with electric shower and shower screen, vanity unit with mixer tap, illuminated mirror, low flush WC. Fully tiled walls. Ceramic tiled flooring. PVC panelled ceiling with recessed spot lighting.

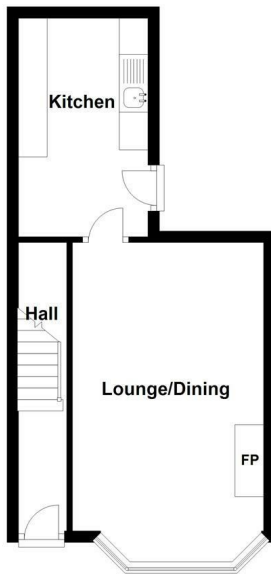
#### Outside

Enclosed yard to rear.

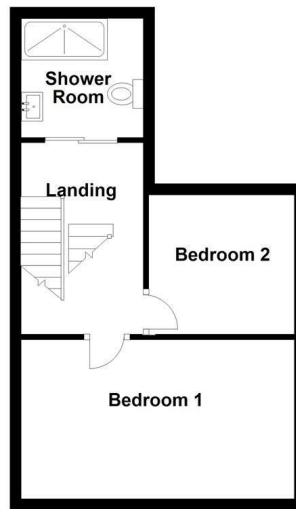




Ground Floor

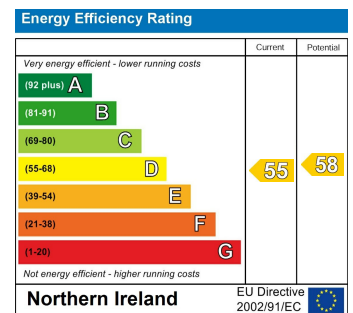


First Floor



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.

21 Hollycroft Avenue



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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