

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**25 NORWOOD DRIVE, BELFAST, BT4 2EA**

**OFFERS AROUND £269,950**



This attractive red brick semi-detached property in the popular Norwood, Belmont area, is ideal for a wide range of purchasers and will be a lovely family home after some modernising and updating.

The accommodation comprises entrance hall with ground floor toilet suite, lounge with bay window, and living room with sliding door to the rear garden and kitchen. The first floor benefits from three well proportioned bedrooms and white bathroom comprising of panelled bath, wash hand basin and WC. The outside offers attractive front and rear gardens with lawn, flowerbeds and driveway leading to detached garage.

An excellent family home close to the ever popular Belmont Road and Ballyhackamore village, residential areas much sought after by families wanting to be close to many attractive amenities including schools and major bus routes in and out of Belfast city centre. In need of some improvements and already extended, this is a must view to appreciate what's on offer.



## Key Features

- Attractive red Brick Semi Detached Family Home
- Three Bedrooms And White Bathroom Suite
- Gas Fired Central And Pvc Double Glazing
- Priced To Allow For Some Updating
- Two Bright And Spacious Reception Rooms
- Downstairs Cloakroom with Low Flush W.C.
- Driveway Leading To Detached Garage
- Excellent And Popular Location



### ACCOMMODATION COMPRISES

PVC front door to:

#### Entrance Hall

Cloak storage under stairs with low flush WC, wash hand basin, storage cupboard.

#### Lounge

12'3" x 12"

Tiled flooring.

#### Living Room

12'3" x 12"

Tiled fireplace, PVC sliding door to rear.

#### Kitchen

8'4" x 8'2"

Single drainer stainless steel sink unit, range of high and low level units, part tiled walls. Archway to:

#### Utility Area

6'6" x 6"

Plumbed for washing machine, PVC back door.

### FIRST FLOOR

#### Bedroom 1

12'4" x 10"

#### Bedroom 2

12'3" x 12'2"

#### Bedroom 3

8'5" x 7'9"

#### Bathroom

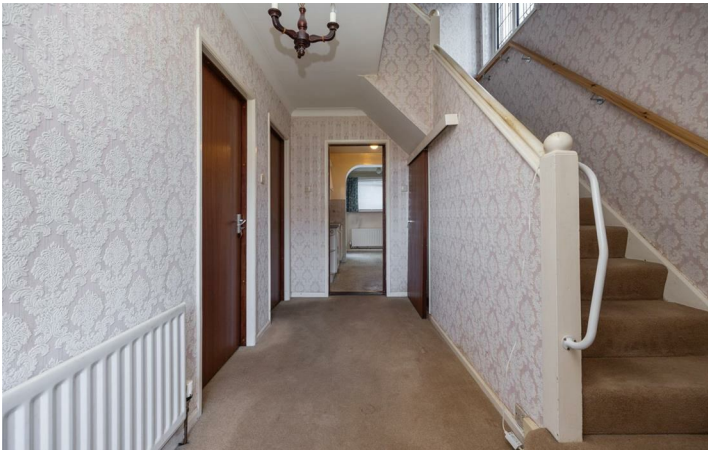
White suite comprising panel bath, pedestal wash hand basin, low flush WC, partly tiled walls, cupboard with gas boiler.

#### Outside

Driveway to the front. Gardens to front and rear in lawn.

#### Garage













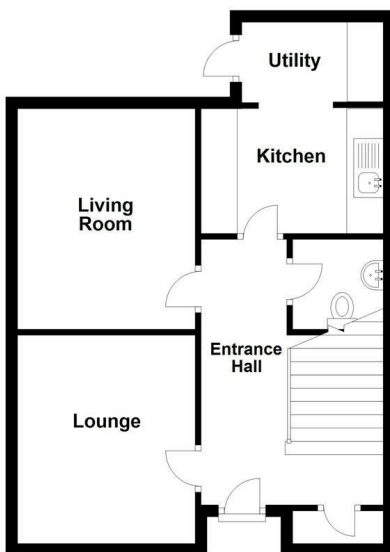




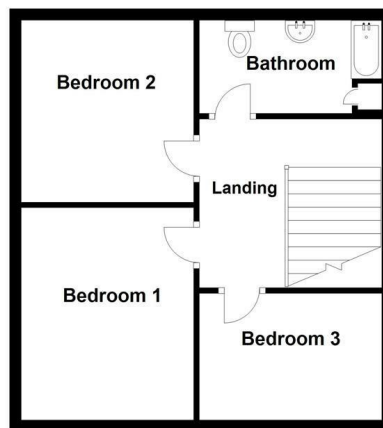




Ground Floor



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	58	67
<b>Northern Ireland</b>	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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