



Located in the heart of Ballyhackamore village, this delightful semi detached home is the perfect opportunity for first time buyers or downsizers. Within a stone's throw are an array of independent shops, restaurants, a Glider stop and the Comber Greenway.

Now requiring modernisation, the accommodation comprises lounge, open plan to dining area, separate kitchen, three bedrooms and large bathroom.

Externally the property benefits from an enclosed rear courtyard. Early viewing highly recommended.

Offers Over
£165,000

17 Hillview Avenue,
Belfast,
BT5 6JR

Viewing by
appointment with
& through agent
028 9065 0000

- Terrace property in the ever popular Ballyhackamore area
- Three bedrooms over two floors
- Living/Dining area with feature fireplace
- Kitchen and access to rear
- Bathroom on first floor
- Enclosed rear yard
- OFCH / double glazing
- Walking distance to Ballyhackamore Village
- Excellent transport links to Belfast City Centre
- Priced to allow for modernisation
- No onward chain



The Property Comprises:

Ground Floor

uPVC front door to:

ENTRANCE HALL: Wooden glazed door. Tiled floor.

LIVING/DINING ROOM: 20' 3" x 9' 11" (6.16m x 3.02m)

Feature fireplace in Scrabo stone with open gate.

Cornice ceiling.

KITCHEN: 13' 3" x 7' 8" (4.05m x 2.34m) Range of high and low level units, work surfaces, one and a half bowl sink unit with chrome mixer taps, space for double oven. Space for fridge/freezer, plumbed for washing machine, four ring hob, extractor fan above. uPVC door to rear.



First Floor

LANDING:

PRINCIPAL BEDROOM: 13' 0" x 9' 3" (3.97m x 2.81m) Outlook to front.

BATHROOM: White suite comprising dual flush wc, vanity unit with ceramic sink and mixer tap. Walk-in shower cubicle. Hotpress cupboard. Wooden tongue and groove ceiling, uPVC panelled walls.

BEDROOM (2): 13' 3" x 7' 8" (4.05m x 2.34m)

Second Floor

BEDROOM (3): 11' 7" x 10' 1" (3.54m x 3.07m)

Skylight, storage.

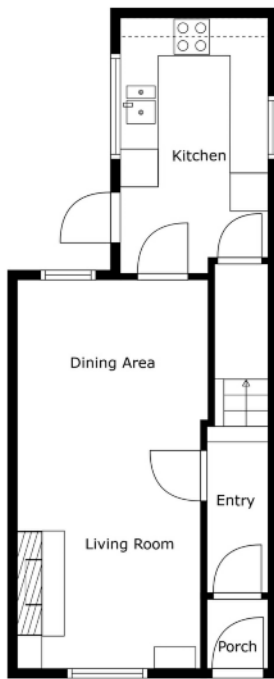
Outside

Enclosed rear yard.

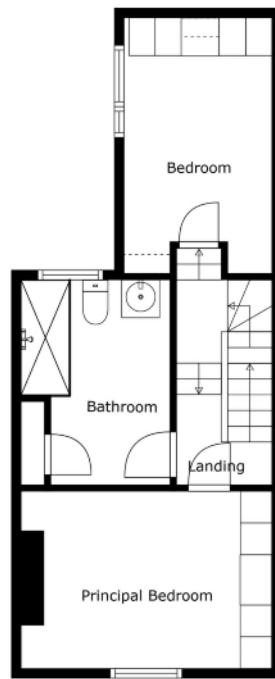


Location:

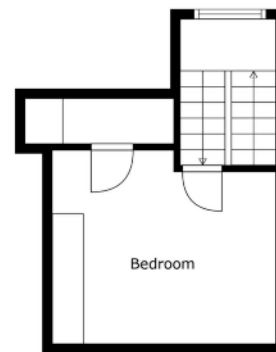
Coming in to the Ballyhackamore from City Centre on the Upper Newtownards Road, take next right after Sandown Road traffic lights (before Church). This is Hillview Avenue and property is on the right hand side.



Floor 1



Floor 2

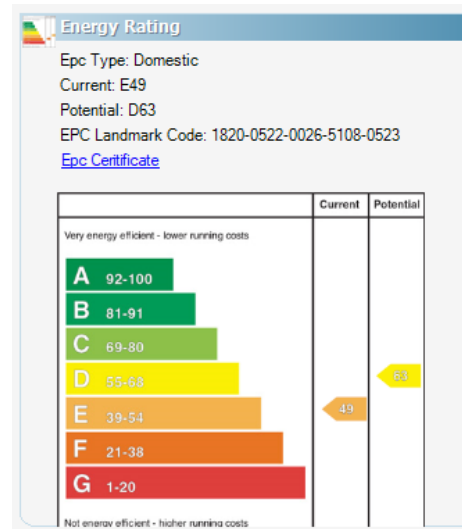


Floor 3

Sizes And Dimensions Are Approximate. Actual May Vary.

Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.