



### 32 Ebor Drive, Belfast, BT12 6NR

**Price Guide £125,000**

Situated just off Tates Avenue, this mid terrace property represents an excellent opportunity for buyer's seeking either a first time home or investment opportunity. The spacious accommodation comprises two bedrooms, open plan living / dining room, fitted kitchen and first floor bathroom suite. Further benefits include gas fired central heating and PVC double glazed windows. With similar properties in the surrounding area selling fast early viewing is recommended.

- Excellent Mid Terrace Property
- Open Plan Living / Dining
- First Floor Bathroom Suite
- Suitable For First Time Buyer Or Investor
- Gas Central Heating
- Two Good Sized Bedrooms
- Large Fitted Kitchen
- Convenient Location
- PVC Double Glazed Windows

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Pvc front door.

**OPEN PLAN 22'3" x 14'5" (6.8 x 4.4)**

**LIVING / DINING ROOM 22'3" x 14'5" (6.8 x 4.4)**



Under stairs storage with laminate flooring.



**KITCHEN**



Fitted kitchen with a range of high and low

level units, 4 ring electric hob with built in oven, stainless steel sink unit with mixer tap, integrated, plumbed for washing machine, part tiled walls and laminate floor.



**ON THE FIRST FLOOR**

Built in storage. Newly installed Worcester gas boiler.

**BEDROOM ONE 10'9" x 9'10" (3.3 x 3.0)**



Laminate flooring with built in robe.

**BEDROOM TWO 9'10" x 8'10" (3.0 x 2.7)**



Laminate flooring.

## BATHROOM

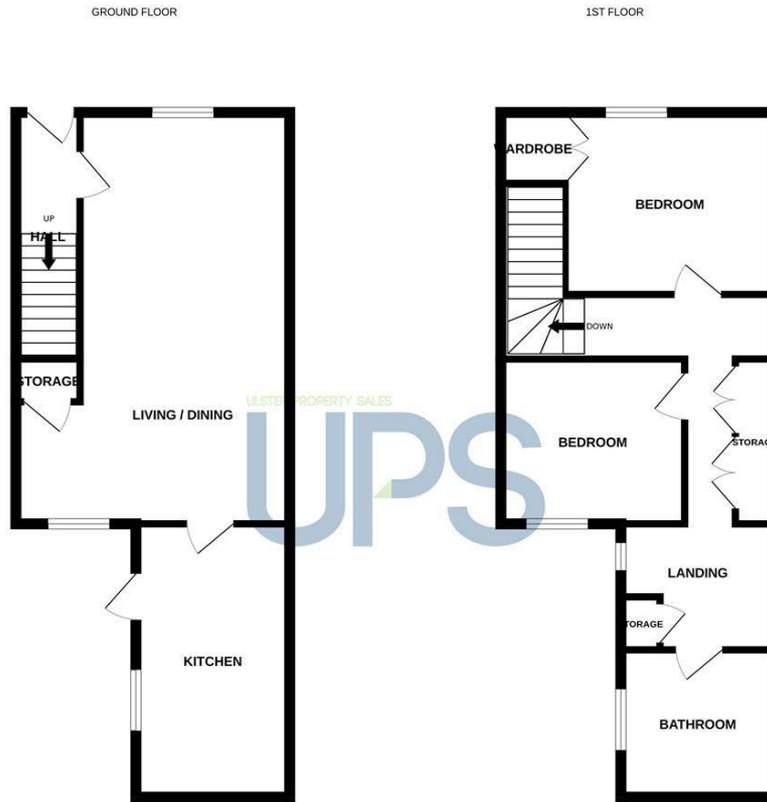


White suite comprising thermostatic shower, panel bath, low flush wc, and pedestal wash hand basin.

## OUTSIDE

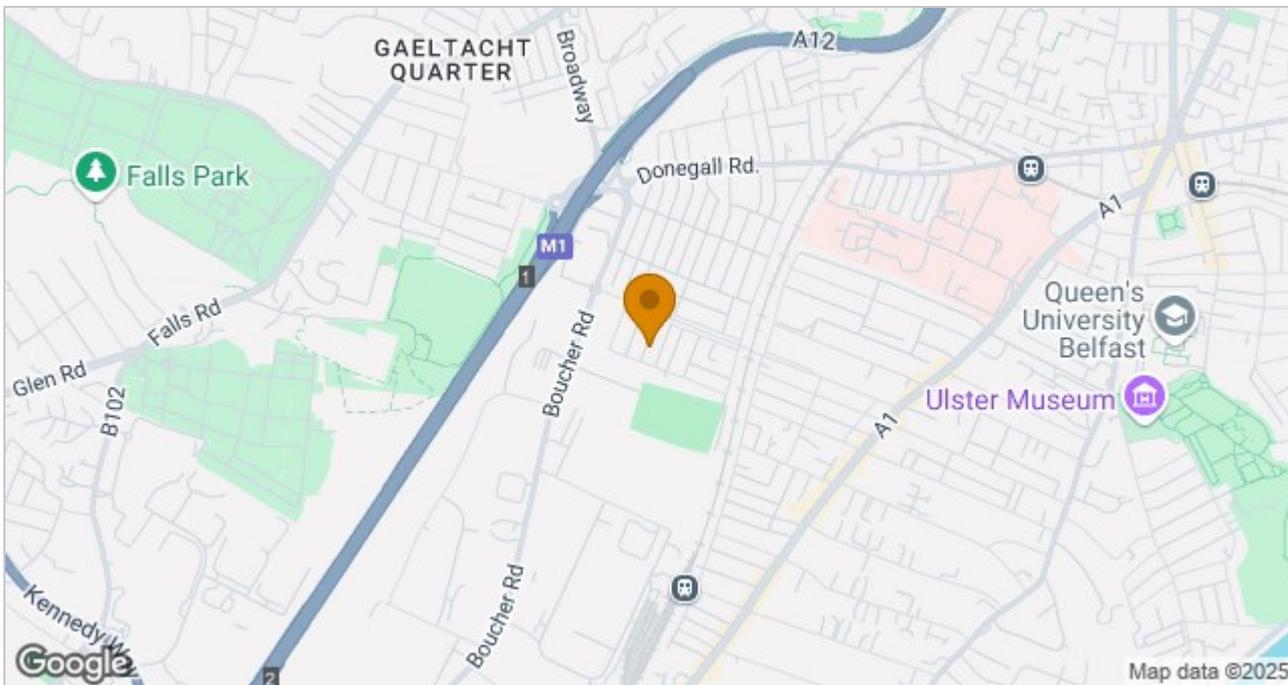
Paved front with enclosed yard to rear.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix G2025

# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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