



69 Hatton Drive, Woodstock Road, Belfast, BT6 9BB

Asking Price £90,000

69 Hatton Drive, Belfast, BT6 9BB. We are acting in the sale of the above property and have received an offer of £111,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating: 31

Hatton drive is quiet 'U' shaped street that runs directly off the Woodstock Road. With an excellent selection of shops, schools, transport links and close proximity to Belfast city centre, it is perfectly positioned to take advantage of all that the local area has to offer.

The property itself is split over three levels and comprises of three bedrooms, lounge open to dining area, fitted kitchen and bathroom suite on the first floor. In addition to this it also benefits from oil fired central heating, double glazing (bar 1) and a good sized enclosed rear yard.

Although in need of refurbishment, this property has been keenly priced and would be an excellent project for a first time buyer or investor looking for something which they can add their own stamp and add value to.

- Red Brick Mid-Terrace Home
- Lounge open to Dining Area
- First Floor Bathroom suite
- Double Glazed
- Convenient Location
- Three Bedrooms
- Fitted Kitchen
- Oil Fired Central Heating
- Enclosed Rear Yard
- Excellent Investment Opportunity

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	31	59

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

Lounge 10'0" x 9'4" (3.07 x 2.86m)



Laminate flooring.

Dining Area 10'4" x 9'9" (3.15m x 2.99m)



Laminate flooring. Access to under stair storage.

Fitted Kitchen 8'7" x 7'6" (2.64m x 2.29m)



Fitted kitchen with a selection of upper and lower level white gloss units and wooden

effect formica worktops. Part tiled walls and tiled flooring.

First Floor



Bedroom 1 12'11" x 10'3" (3.96m x 3.14m)



Built-in mirrored slide robes. Laminate flooring

Bedroom 2 10'3" x 7'10" (3.13m x 2.39m)



Access to hot press. Laminate flooring

Bathroom 5'6" x 5'1" (1.70m x 1.56m)



Fitted bathroom suite comprising of panelled bath, pedestal wash hand basin and w.c. Part tiled walls and tiled flooring.

Second Floor

Bedroom 3 12'11" x 11'11" (3.96m x 3.64m)

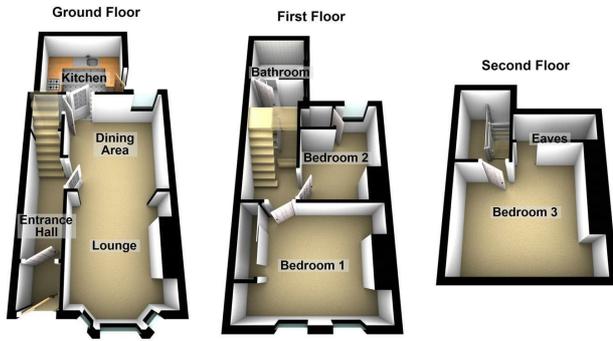


Access to eaves storage.

Enclosed Rear Yard

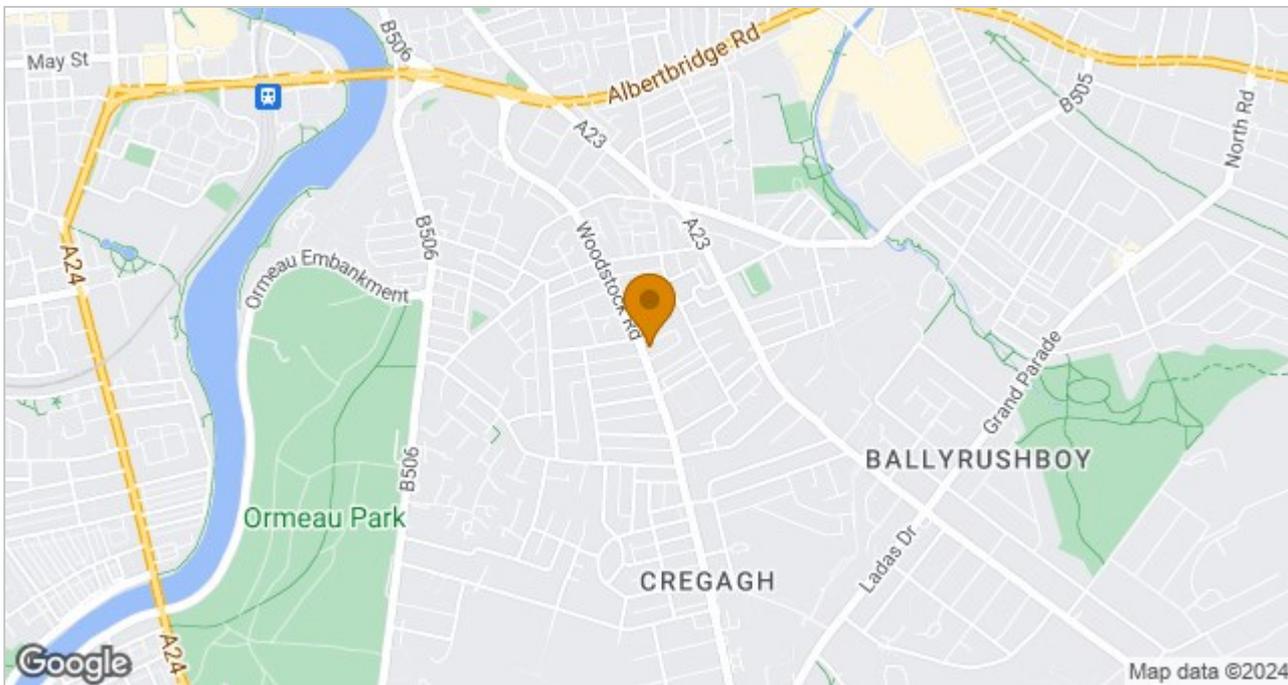


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

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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