

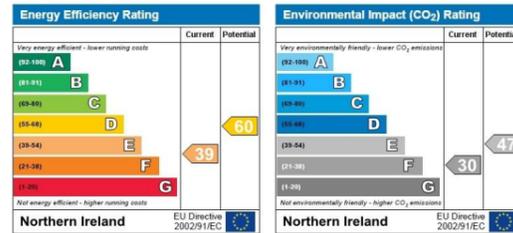
BEDROOM 3 / DEVELOPED ROOFSPACE 12'8 x 8'9 (3.86m x 2.67m)

BEDROOM 4 / DEVELOPED ROOFSPACE 8'5 x 8'2 (2.57m x 2.49m)

OUTSIDE

Private, enclosed rear yard.

Energy Performance Graphs



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.

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 Tracey Perry on 028 90605200

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up to 1.5% of the loan amount.

H0122181

PLEASE NOTE : TO AVOID ANY CONFUSION, ULSTER PROPERTY SALES DO NOT CHARGE ANY FEES FOR OUR MORTGAGE SERVICES.

**13 EARLSCOURT STREET
FALLS ROAD
BELFAST BT12 7AS**



PUBLIC NOTICE

13 EARLSCOURT STREET, BELFAST, BT12 7AS.

WE ARE ACTING IN THE SALE OF THE ABOVE PROPERTY AND HAVE RECEIVED AN OFFER OF £66,000 ON THE ABOVE PROPERTY. ANY INTERESTED PARTIES MUST SUBMIT ANY HIGHER OFFERS IN WRITING TO THE SELLING AGENT BEFORE EXCHANGE OF CONTRACTS TAKES PLACE. ULSTER PROPERTY SALES, 138 ANDERSONSTOWN ROAD, BELFAST, BT11 9BY, 02890 605200. THE ENERGY PERFORMANCE CERTIFICATE RATING IS E39

Competitively priced extended mid terrace positioned within this established and highly sought after residential location. Currently in use as a four bedroom. One large living room open plan to dining. Extended kitchen. White bathroom suite. Partially Upvc double glazed. Oil fired central heating. Close proximity to schools, shops and transport routes as well as The Royal Victoria Hospital and St Mary's Training College. Immediate possession. Chain free. Don't miss out, viewing recommended. EPC E39

Offers Around £64,950

Tenure: Leasehold

Viewing: Please contact UPS Andersonstown Branch

Tel: 028 9060 5200

www.ulsterpropertysales.co.uk



BELFAST

ANDERSONSTOWN

Tel:(028)9060 5200
Fax: (028) 9061 1366
E:andersonstown@ulsterpropertysales.co.uk

BALLYHACKAMORE

Tel: (028) 9047 1515
Fax: (028) 9047 3070
E:ballyhackamore@ulsterpropertysales.co.uk

CAVEHILL

Tel:(028)9072 9270
Fax: (028) 9072 9281
E:cavehill@ulsterpropertysales.co.uk

FORESTSIDE

Tel:(028)9064 1264
E:forestside@ulsterpropertysales.co.uk

MALONE

Tel:(028)9066 1929
Fax: (028) 9066 1978
E:malone@ulsterpropertysales.co.uk

RENTAL DIVISION

Tel:(028)9045 3020
Fax: (028) 9046 0240
E:rentals@ulsterpropertysales.co.uk

OUTSIDE BELFAST

BALLYMENA

Tel: (028) 2565 7700
Fax: (028) 2565 7744
E:ballymena@ulsterpropertysales.co.uk

BALLYNAHINCH

Tel: (028) 9756 1155
E:ballynahinch@ulsterpropertysales.co.uk

BANGOR

Tel: (028) 9127 1185
Fax: (028) 9146 1106
E:bangor@ulsterpropertysales.co.uk

CARRICKFERGUS

Tel: (028) 9336 5986
Fax: (028) 9336 7054
E:carrickfergus@ulsterpropertysales.co.uk

DOWNPATRICK

Tel: (028) 4461 4101
Fax: (028) 4461 2016
E:downpatrick@ulsterpropertysales.co.uk

GLENGORMLEY

Tel: (028) 9083 3295
Fax: (028) 9034 2891
E:glengormley@ulsterpropertysales.co.uk

GROUND FLOOR

Hardwood glass panelled front door to;

ENTRANCE HALL

Tiled floor.

LOUNGE 21'2 x 9'5 (6.45m x 2.87m)

Open plan to dining area.



EXTENDED KITCHEN 11'9 x 8'3 (3.58m x 2.51m)

Range of high and low level units, single drainer stainless steel sink unit, hardwood glass panelled back door to rear.



FIRST FLOOR

BEDROOM 1 12'3 x 10'8 (3.73m x 3.25m)



BEDROOM 2 10'4 x 7'11 (3.15m x 2.41m)



WHITE BATHROOM SUITE

Bath with mixertaps, low flush w.c, pedestal wash hand basin with mixertaps, separate walk-in shower cubicle.

Permanent staircase to;

