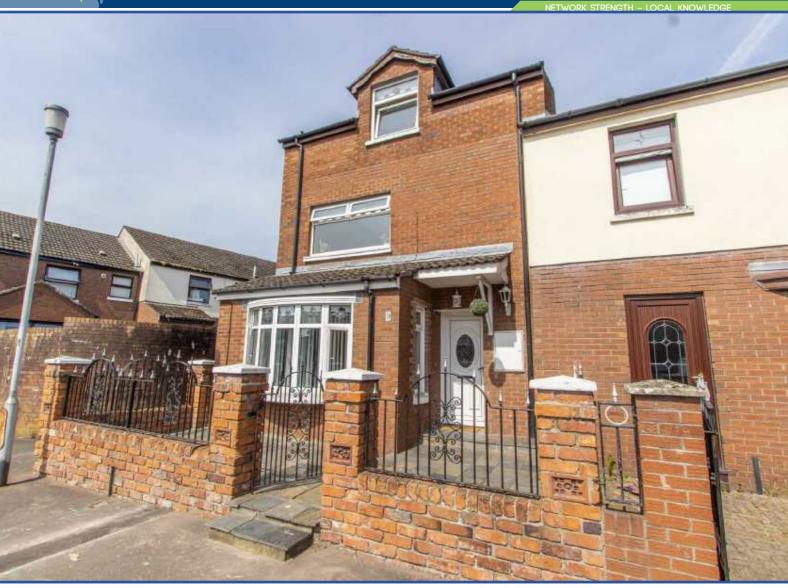
www.ulsterpropertysales.co.uk





# 9 Jude Street, Falls Road Offers Around £124,950

A substantial townhouse within this cul de sac location offering every convenience only a short walk away. Four good, well appointed bedrooms. One generous reception room. Fitted kitchen / dining area. White shower suite. Upvc double glazed windows. Oil fired central heating system. Downstairs cloakroom / separate w.c. Further shower facility on 2nd floor. Private and secure paved rear garden. Feature wall, pillars, railings and flagged area enclosed to front. Tremendous doorstep convenience with easy access to City Centre / transport links. Competitively priced first time buy / investment opportunity. Well worth a visit. EPC D58







# 9 Jude Street, Falls Road

#### **GROUND FLOOR**

# **OPEN ENTRANCE PORCH**

To;

#### **ENTRANCE HALL**

Built-in cupboard.

# **LOUNGE**

17'4 x 11'9 (5.28m x 3.58m)

Feature fireplace with inset and hearth, bay window.

# **KITCHEN / DINING AREA**

16'3 x 12'3 (4.95m x 3.73m)

Range of high and low level units, formica work surfaces, gas hob, underoven, overhead extractor hood, plumbed for washing machine, feature sink unit, integrated dishwasher, tiling, ceramic tiled floor.

#### **REAR PORCH**

Downstairs w.c, wash hand basin.

#### **FIRST FLOOR**

#### **BEDROOM 1**

12'5 x 11'4 (3.78m x 3.45m)

# **BEDROOM 2**

12'11 x 11'4 (3.94m x 3.45m)

Built-in slide robes, wooden effect strip floor.

# **SHOWER ROOM**

Fully tiled shower cubicle with electric shower unit, wash hand basin, low flush w.c, ceramic tiled floor.

# **SECOND FLOOR**

#### **BEDROOM 3**

14'0 x 13'1 (4.27m x 3.99m)

# **BEDROOM 4**

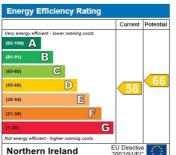
11'8 x 11'6 (3.56m x 3.51m)

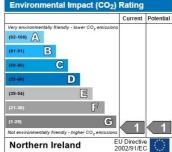
# **SHOWER SUITE**

Shower cubicle, low flush w.c.

# **OUTSIDE**

Private and secure to rear, flagged and paved gardens, oil fired boiler and pvc tank, pillars and railings, walled area to front.





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.

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NETWORK STRENGTH - LOCAL KNOWLEDGE

