



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH LOCAL KNOWLEDGE



72 BELMONT AVENUE BELFAST, BT4 3DE

- Well Presented Mid Terrace Property In This Popular Residential Area
- Spacious Lounge And Living Room, Both With Wood Flooring
- Fitted Kitchen With A Range Of High And Low Level Units
- Gas Fired Central Heating And Double Glazed Windows
- Four Well Proportioned Bedrooms Over Two Floors
- Family Bathroom Comprising Panelled Bath And Separate Shower Room
- Enclosed Rear Yard
- Convenient Location Close To A Range Of Local Amenities

OFFERS AROUND £159,950

72 BELMONT AVENUE, BELFAST, BT4 3DE





This property will appeal to a wide range of purchasers from first time buyers, investors and represents an excellent opportunity for the discerning purchaser to acquire a home in this excellent location. Only a minutes stroll away from the popular Belmont Village and its selection of shops, restaurants and amenities. The accommodation comprises four bedrooms, open plan living / dining, kitchen and bathroom with white suite plus the added bonus of an extra separate shower room on the first floor. An internal inspection is essential to appreciate fully all this home has to offer.

Accommodation

Comprises:

Entrance Hall

PVC front door and polished tiled flooring.

Lounge

13'3 x 10'8 (4.04m x 3.25m)

(into bay) Solid wood strip flooring.

Living Room

11'7 x 11'0 (3.53m x 3.35m)

Solid wood strip flooring and recessed spotlighting.

Kitchen

14'2 x 7'5 (4.32m x 2.26m)

Range of high and low level units, single drainer stainless steel sink unit, oven with four ring hob, plumbed for washing machine, fully tiled walls, fully

tiled polished flooring and recessed spot lighting.

First Floor

Bedroom 1

15'0 x 11'0 (4.57m x 3.35m)

Wood strip flooring.

Bedroom 2

10'9 x 9'0 (3.28m x 2.74m)

Wood strip flooring.

Bathroom

White suite comprising panelled bath, pedestal wash hand basin, low flush wc, partly tiled walls, fully tiled flooring and recessed spot lighting.

Separate Shower Room

Shower cubicle, low flush wc, wash hand basin, fully tiled walls and fully tiled flooring.

Second Floor

Bedroom 3

13'8 x 11'2 (4.17m x 3.40m)

Wood strip flooring.

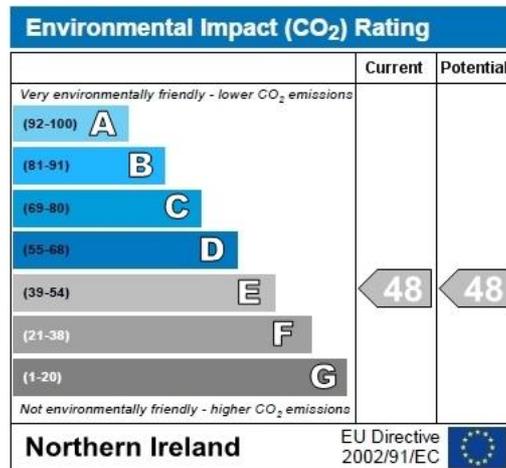
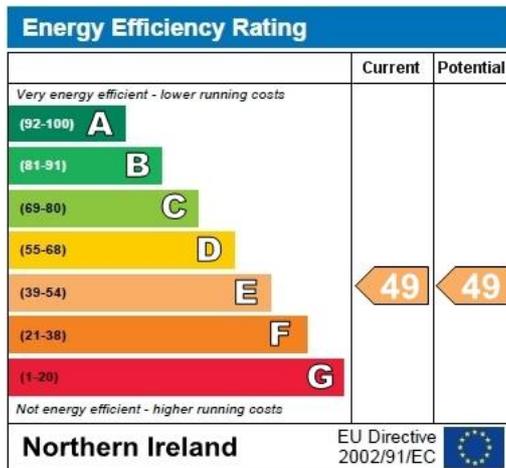
Bedroom 4

11'0 x 9'3 (3.35m x 2.82m)

Wood strip flooring and velux window.

Outside

Enclosed rear yard.



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 **Terry Mulholland** on 028 9047 1515.

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

We **DO NOT** charge for an initial mortgage consultation. We may charge a fee on completion of your mortgage depending on the circumstances

Our typical fee is £250, however confirm with your consultant at time of appointment.

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.