

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 HARPER STREET  
BELFAST, BT5 4EN**

**OFFERS AROUND £99,500**



An excellent well presented terrace property offering deceptively spacious accommodation within walking distance of Belfast City centre. Ideal for a wide variety of purchasers this property has been maintained to a high standard by the current owners from start to finish.

On the ground floor the accommodation includes attractive entrance hall, open plan lounge and spacious modern kitchen. The first floor offers two good size bedrooms and white bathroom suite with shower over bath. The property also includes oil fired central heating and PVC double glazed windows.

Beautifully presented throughout, this attractive red brick terrace will appeal to a wide range of viewers and an early viewing is essential to appreciate all it has to offer.



## Key Features

- Excellent Mid Terrace Property Located Within Walking Distance To The City Centre
- Spacious Lounge
- Kitchen Fitted With Extensive Range Of Units
- Two Good Sized Bedrooms
- Family Bathroom With Panelled Bath and Electric Shower Over
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Ideal For First Time Buyer Or Investment



## Accommodation Comprises

### Entrance Hall

PVC front door.

### Living/Dining Room

19'6 x 11'2 (5.94m x 3.40m)

Storage under stair.

### Kitchen

13'7 x 7'9 (4.14m x 2.36m)

Excellent range of high and low level units with single drainer stainless steel sink unit, plumbed for washing machine.

## First Floor

### Landing

Cupboard space.

### Bedroom 1

14'6 x 9'8 (4.42m x 2.95m)

### Bedroom 2

9'6 x 9'3 (2.90m x 2.82m)

### Bathroom

White suite comprising panelled bath with Triton electric shower, pedestal wash hand basin, part tiled walls, separate low flush WC.

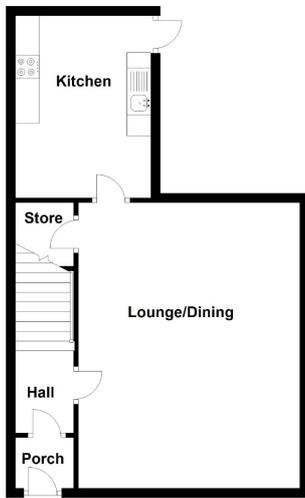
### Outside

Enclosed yard to rear. Oil fired boiler. PVC oil tank.

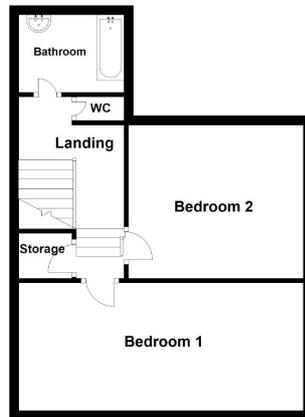




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

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 our mortgage advisor on **02890471515**.

Your home maybe reprocessed 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.

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