



ULSTER PROPERTY SALES

UPS

324 Upper Newtownards Road, Belfast, BT4 3EX

T: 02890471515

ballyhackamore@ulsterpropertysales.co.uk

www.ulsterpropertysales.co.uk

NETWORK STRENGTH LOCAL KNOWLEDGE



12 Grand Parade, Belfast, BT5 5HH

Offers Over £135,000

- Semi Detached Property Requiring Extensive Modernisation
- Lounge with Archway to Dining Room
- Three Bedrooms and Bathroom Suite on the First Floor
- Single Glazed Windows and No Heating System
- Extensive Gardens with Lawn on a Corner Site
- Excellent Location Close to

****PLEASE NOTE** We are only accepting cash offers for this property due to it requiring extensive modernisation throughout.

A great opportunity for an investor/developer to purchase a property requiring a complete renovation at a very competitive price and offering huge potential sitting on a corner site in a much sought after residential location with

Accommodation Comprises

Entrance Hall

Lounge

12'9 x 10'4 (3.89m x 3.15m)

Archway to dining room.

Dining Room

11'6 x 10'4 (3.51m x 3.15m)

Kitchen

15'3 x 5'3 (4.65m x 1.60m)

Range of high and low level units, inset single drainer stainless steel sink unit, space for cooker, plumbed for washing machine, part tiled walls.

First Floor**Landing****Bedroom 1**

12'9 x 10'0 (3.89m x 3.05m)

Wood laminate flooring.

Bedroom 2

10'4 x 9'8 (3.15m x 2.95m)

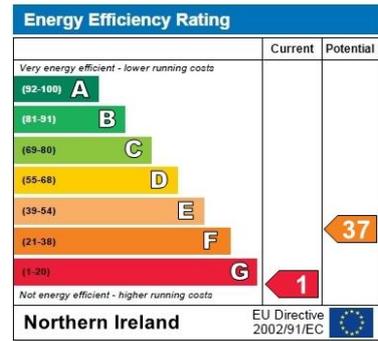
Bedroom 3

7'1 x 5'9 (2.16m x 1.75m)

Bathroom

White suite comprising panelled bath with mixer tap and telephone electric shower, pedestal wash hand basin, low flush WC. Part tiled walls.

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.