

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 CHOBHAM STREET, BELFAST,  
BT5 5BL**

**OFFERS AROUND £124,950**





Located just off the Beersbridge Road, Bloomfield and only a short stroll to Ballyhackamore and its superb range of shops and restaurants, this attractive end terrace property is also close to road networks, the Glider Bus System and surrounding amenities.

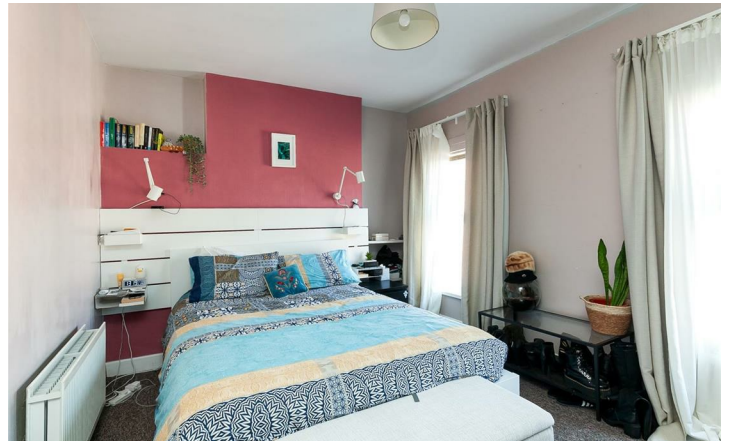
Comprising a good sized living/dining room leading to an attractive fitted kitchen with range of white units and built-in oven and hob, the property also offers two bedrooms and a white bathroom with shower bath on the first floor.

Ideal for a wide range of purchasers from first time buyers to young professionals and investors, this attractive red brick end terrace must be viewed to appreciate its full potential.



## Key Features

- Attractive Red Brick End Terrace In Popular Location
- Open Plan Living Room With Laminate Flooring
- Attractive White Fitted Kitchen With Built-In Oven & Hob
- Two Bright And Spacious Bedrooms
- White Fitted Bathroom Suite With Shower Bath
- Gas Fired Heating And uPVC Double Glazing
- Excellent Property For Rental Or First Time Buyers
- Convenient To A Range Of Local Amenities



## Accommodation Comprises

### Entrance Hall

Laminate strip wood flooring.

### Lounge

10'9 x 10'3

Laminate strip wood flooring.  
Archway to:

### Dining Room

11'5 x 10'6

Laminate strip wood flooring.  
Storage under stairs.

### Kitchen

13'2 x 6'7

Excellent range of high and low level units, single drainer stainless steel sink unit, oven and ceramic hob, fully tiled flooring, recessed spotlighting, plumbing for washing machine.

## First Floor

### Bedroom 1

13'8 x 10'4

### Bedroom 2

10'4 x 9'0

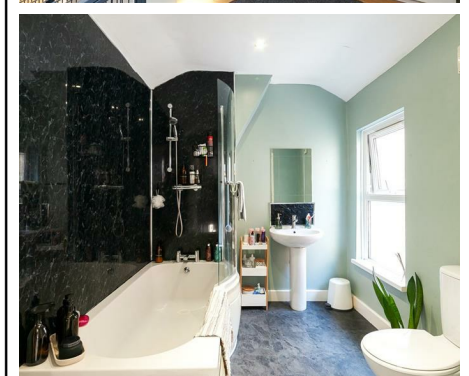
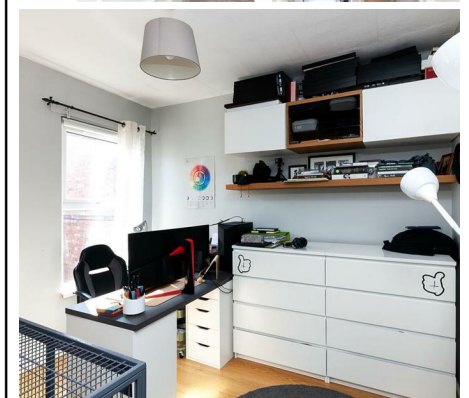
Laminate strip wood flooring.

### Bathroom

White suite comprising panelled shower bath, pedestal wash hand basin, low flush WC, part panelled ceiling, gas boiler.

### Outside

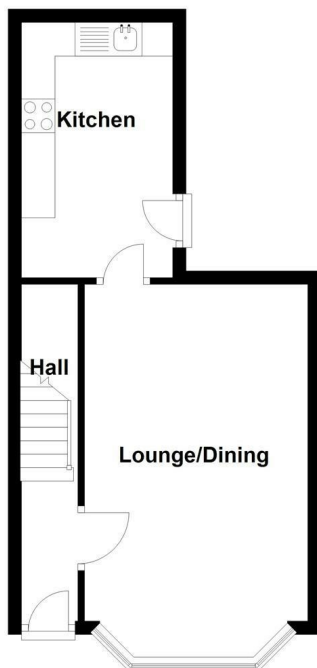
Enclosed yard to rear.



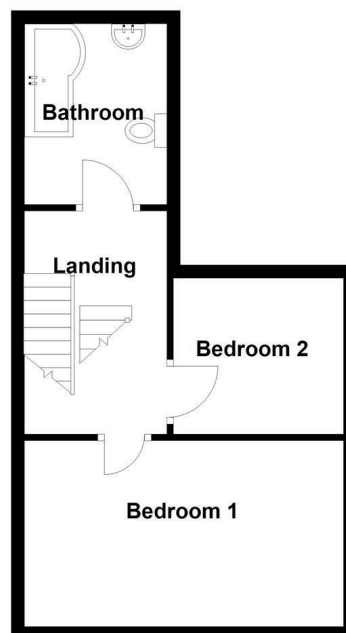




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		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 028 9047 1515.

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

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage 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.

ULSTERPROPERTYSALES.CO.UK

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