

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**58 VICTORIA DRIVE, BELFAST, BT4  
1QT**

**OFFERS AROUND £129,950**



We are delighted to present this excellent red brick three bedroom house located in a highly sought-after area.

Boasting a charming rear paved garden, this property offers the perfect blend of modern living and outdoor space. With its convenient location, this house is an ideal choice for families, professionals, and investors alike.

Comprising entrance hall, good sized living room with laminate flooring, and a fitted kitchen/breakfast room with an excellent range of cupboards and built-in oven and hob. On the first floor, the property has three bedrooms, master with built-in wardrobes and a white bathroom suite with an electric shower over the bath and fully tiled walls. Oil fired central heating and PVC double glazed windows add to the appeal of this attractive terrace and we can strongly recommend an internal inspection to appreciate fully all this fine home has to offer.



## Key Features

- Red Brick Mid Terrace In Popular Location
- Good Sized Living Room With Laminate Flooring
- Three Bedrooms, Master With Built-In Wardrobes
- Oil Fired Central Heating And PVC Double Glazing
- Attractive Kitchen With Breakfast Area And Built-In Oven & Hob
- White Bathroom Suite With Shower Over Bath
- Good Sized Paved Garden To Rear
- Ideal For First Time Buyers And Investors



### Accommodation Comprises

#### Entrance Hall

Storage cupboard.

#### Living Room

15'0 x 13'2

Fireplace (not in use)

#### Kitchen

16'0 x 8'8

Excellent range of high and low level units in white, single drainer stainless steel sink unit, stainless steel oven and 4 ring hob, plumbed for washing machine, PVC double doors to rear, recessed spotlighting, storage under stairs. Part tiled walls.

#### First Floor

##### Bedroom 1

13'9 x 10'9

Built-in wardrobes.

##### Bedroom 2

10'9 x 9'8

Laminated strip wood flooring.

##### Bedroom 3

10'6 x 7'2

Storage cupboard.

#### Bathroom

White suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush WC. Fully tiled walls.

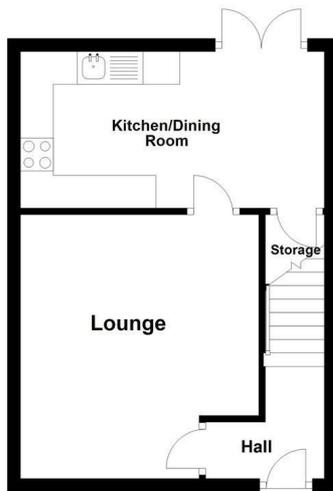
#### Outside

Enclosed paved garden to rear. PVC oil tank. Oil fired boiler.

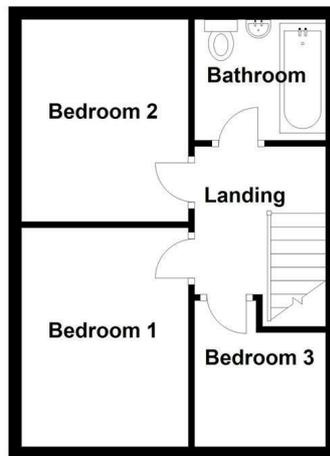




**Ground Floor**



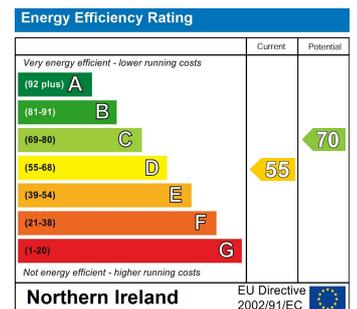
**First Floor**



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.

**58 Victoria Drive, Belfast**



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.

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