

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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**028 9047 1515**

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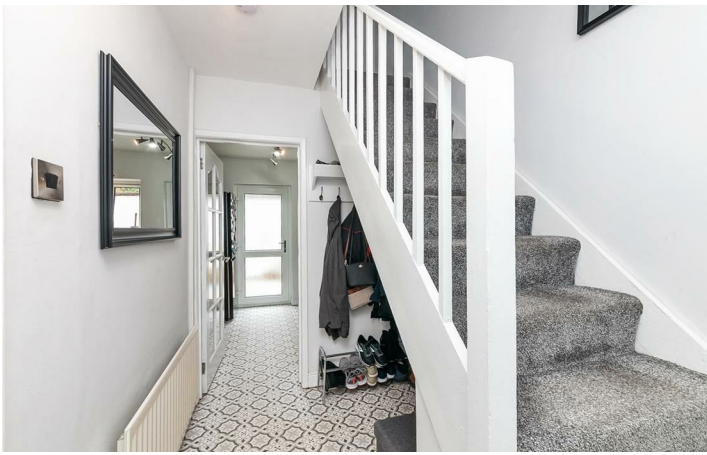
NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 AVONDALE STREET, BELFAST,  
BT5 5DB**

**OFFERS AROUND £124,950**





This excellent red brick end terrace is located off Ravenscroft Avenue, just off the Beersbridge Road and is only a short walk to Ballyhackamore and Bloomfield and their excellent range of shops, restaurants and coffee shops.

The accommodation comprises entrance hall, spacious lounge/dining room and an attractive kitchen. Furthermore, there are two well proportioned bedrooms, white suite bathroom suite and a good sized rear patio/yard.

Close to many local amenities and the popular Glider bus service into Belfast city centre and also benefits from gas fired central heating and uPVC double glazed windows.

Ideal for first time buyers and professionals wanting easy to maintain accommodation in a popular location. Internal inspection is necessary to fully appreciate this home.





## Key Features

- Red Brick End Terrace Property On A Popular Residential Street
- Spacious Lounge/Dining Room With Laminate Flooring
- Modern Kitchen With Built-In Oven And Hob
- Two Good Size Bedrooms, One With Built-In Wardrobe
- White Bathroom Suite With Shower Over Bath
- Gas Central Heating & UPVC Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities
- Perfect First Time Buy Or Investment Property



## Accommodation Comprises

### Entrance Hal

Cloak space under stairs.

### Living Room

18'0 x 10'0

Laminated strip wood flooring.

### Kitchen

8'4 x 7'4

Excellent range of high and low level units, stainless steel oven and 4 ring gas hob, plumbing for washing machine.

### First Floor

#### Bedroom 1

13'0 x 9'4

Built-in wardrobe.

#### Bedroom 2

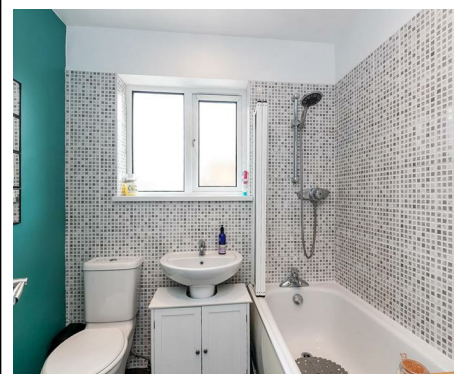
9'8 x 8'7

### Bathroom

White suite comprising panelled bath with shower over, vanity unit and low flush WC. Part tiled walls. Recessed spotlighting.

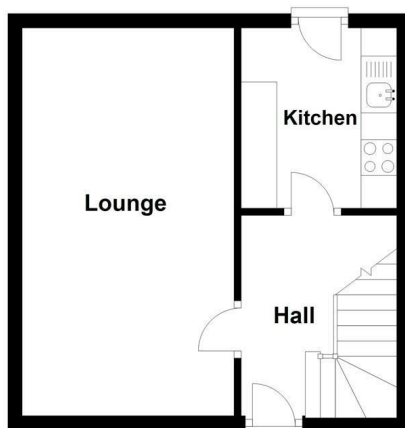
### Outside

Large enclosed yard to rear. Rear access from the front for bin access.





**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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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