

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

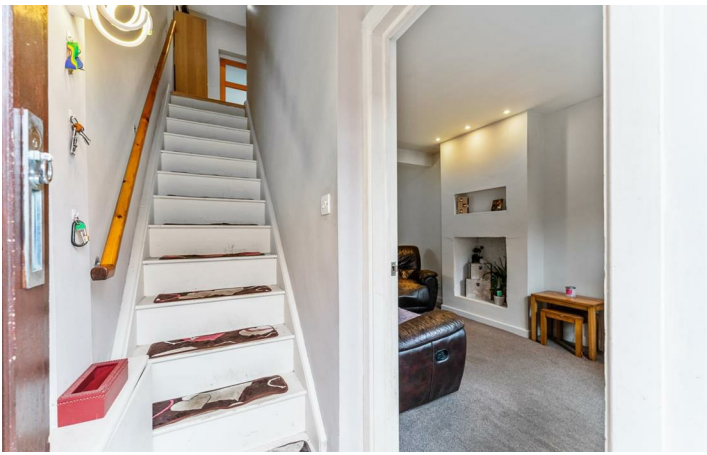
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 BLOOMFIELD STREET, BELFAST,
BT5 5AU**

OFFERS AROUND £99,950



A deceptively spacious end terrace, this property has undergone an extensive improvement programme many years ago, and offers great accommodation for first time buyers wanting to be close to many local amenities.

The accommodation comprises of entrance hall to good size lounge, open to dining room. Modern kitchen comprising of built-in oven, under counter integrated fridge and separate freezer, fully tiled walls and ceramic tiled flooring. The first floor offers two well proportioned bedrooms, including built-in robes in master bedroom. White bathroom suite comprising of shower over bath, wall mounted feature radiator, fully tiled walls and recessed spotlighting.

Other benefits include gas fired central heating and uPVC double glazed windows. This property over many years, has benefitted from some replastering of internal walls, new kitchen and bathroom, new gas fired boiler as recent as five years ago, and some updated windows. Situated in a convenient location to many local amenities off the Beersbridge Road, this is ideal for many first time buyers wanting to get on the ladder.

Key Features

- Spacious End Terrace Property In A Popular Location
- Good Size Lounge With Mock Fireplace, Open To Dining Room
- Modern Kitchen With Built-In Appliances And Tiled Flooring
- Two Well Proportioned Bedrooms, Master With Built-In Robes
- White Bathroom Suite With Shower Over Bath And Tiled Walls
- uPvc Double Glazed Windows And Gas Fired Central Heating
- Improvements Made In Recent Years Including Replastering
- Convenient Location Close To A Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Lounge

12'4 x 12'2

Fireplace. Open to:

Dining Room

12'4 x 7'0

Rear Entrance Hall

Ceramic tiled flooring.

Kitchen

13'6 x 6'8

Modern range of high and low level units, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, gas hob, stainless steel extractor hood, integrated under counter fridge, integrated under counter freezer, plumbed for washing machine, plumbed for dishwasher, fully tiled walls, ceramic tiled flooring.

First Floor

Landing

Recessed spotlighting.

Bedroom 1

12'6 x 12'4

Built-in robes.

Bedroom 2

13'5 x 6'6

Cupboard with gas fired boiler.

Bathroom

White suite comprising panelled bath with mixer tap, telephone shower, curved shower screen, pedestal wash hand basin with mixer tap, low flush WC, wall mounted radiator, fully tiled walls, recessed spotlighting.

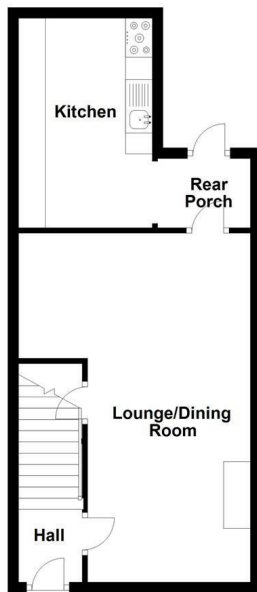
Outside

Enclosed yard to rear.

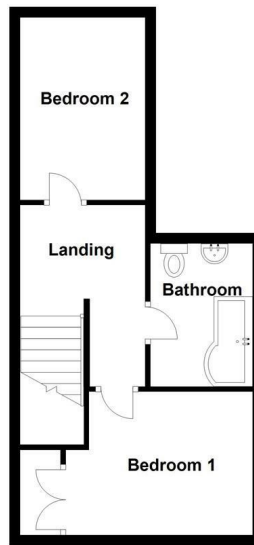




Ground Floor



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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