

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**44 THORNHILL PARADE, BELFAST,
BT5 7AU**

OFFERS AROUND £169,950



A beautifully presented mid terrace property in the popular Thornhill area, just off Barnetts Road, offering great accommodation and recently improved throughout.

Comprising of generous through lounge with dining area and patio doors to rear garden and recently fitted attractive kitchen boasting integrated appliances, partly tiled walls and recessed spotlighting. The first floor includes three well proportioned bedrooms, and recently fitted attractive bathroom comprising of built-in rainfall shower over bath, vanity unit, and feature tiled walls. In very recent years, this property has benefitted from new kitchen, new bathroom, new uPVC double glazed windows, and new gas fired boiler.

Located in the popular Thornhill Parade, this property boasts an attractive outlook to the front overlooking a green with mature trees, and South West facing garden to the rear, including lawn and brick paviour patio area. Convenient to many local amenities including Cilnahirik and the ever popular Ballyhackamore, this property offers easy access via Knock dual carriageway and bus routes. View now to avoid disappointment.



Key Features

- Excellent Mid Terrace Property In A Popular Location
- Lounge Through To Dining With Patio Doors To Rear
- Modern Kitchen With Integrated Appliances
- Three Well Proportioned Bedrooms To First Floor
- Bathroom Suite With Rainfall Shower Over Bath
- New Upvc Double Glazed Windows & Gas Fired Boiler
- South West Facing Garden To Rear With Patio Area
- Convenient Location Close To A Range Of Amenities



Accommodation Comprises

Entrance Hall

Cupboard under stairs.

Through Lounge

19'2 x 9'8

Patio doors to rear garden.

Kitchen

10'0 x 9'3

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, integrated extractor hood, housing for fridge/freezer, integrated dishwasher, plumbing for washing machine, part tiled walls, recessed spot lighting.

First Floor

Landing

Cupboard with gas fired boiler.

Bedroom 1

13'2 x 9'4

Bedroom 2

10'1 x 9'4

Bedroom 3

9'4 x 8'9

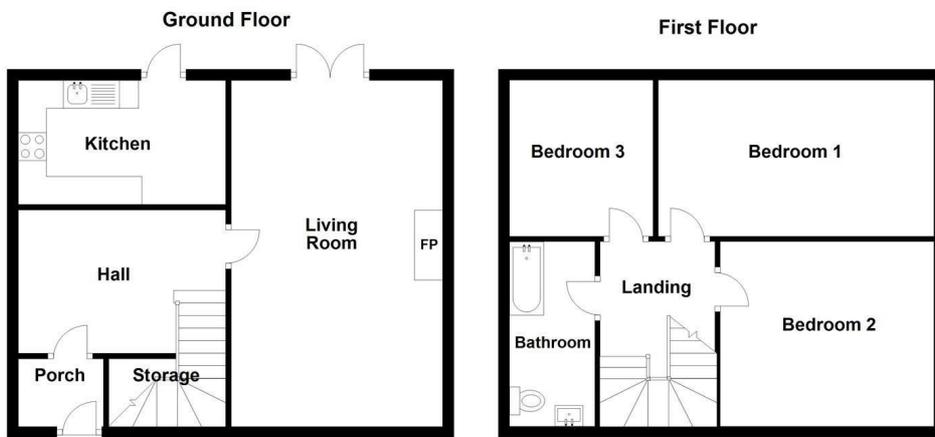
Bathroom

Modern white suite comprising panelled bath with mixer tap, built-in rainfall shower and handheld shower, tiled splashback with shower screen, vanity unit with mixer tap, tiled splashback, low flush WC, extractor fan.

Outside

Small front garden with lawn. Enclosed South West facing garden with lawn and brick paviour area. Brick shed.





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		70	74
(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.

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