

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 HOLLAND GARDENS, BELFAST, BT5 6EG**

**OFFERS OVER £249,950**

An attractive extended red brick semi-detached property in need of some modernisation, in the heart of Ballyhackamore, offering great accommodation with South West facing garden, detached garage and convenience to an array of local amenities.

The accommodation comprises of many original features including wood panelled walls in the entrance hall. Lounge with bay window and attractive fireplace, living room with bay window, brick feature fireplace, and built-in wooden shutters. Breakfast room with fully tiled floor, leading to extended kitchen comprising of range of units, partly tiled walls and tiled flooring.

The first floor offers three well proportioned bedrooms, including wood laminate flooring, and two with built-in robes. Modern shower room comprising walk-in shower cubicle, vanity unit, fully tiled walls and flooring. Other benefits include most windows uPVC double glazed, gas fired central heating, and brick shed with outside toilet.

The outside areas include paved front garden and gated driveway to side, leading to detached garage and South West facing garden, ideal for the evening sun and offering lots of potential to be landscaped to your design. Located in a hugely popular residential area within walking distance of Ballyhackamore's many restaurants, cafes, and not to mention the Glider bus service into Belfast city centre, this property offers real potential for many buyers. View now to avoid disappointment!



## Key Features

- Superb Extended Red Brick Semi-Detached Property In The Heart Of Ballyhackamore
- Breakfast Room Leading To Extended Kitchen With Part Tiled Walls And Tiled Flooring
- Modern Shower Room With Walk-In Shower Cubicle And Tiled Walls And Flooring
- Driveway, Paved Front Garden, South West Facing Garden To Rear & Detached Garage
- Lounge And Living Room, Both With Bay Window, Fireplace And Wood Laminate Floor
- Three Well Proportioned Bedrooms To The First Floor, Two With Built-In Wardrobes
- Gas Fired Central Heating, Brick Shed With Toilet And Upvc Double Glazed Windows
- Popular Residential Location Close To A Vast Range Of Local Amenities And Schools



### Accommodation Comprises

#### Reception Hall

Part wood panelled walls. Storage under stairs.

#### Lounge

12'8 x 10'7 (into bay)

Attractive fireplace with tiled inset. Laminated strip wood flooring. Partly stained leaded glass window to bay window.

#### Living Room

13'3 x 10'8

(into bay) Brick fireplace, laminate strip wood flooring, built-in wooden shutters on bay window.

#### Breakfast Room

8'9 x 6'0

Fully tiled flooring.

#### Kitchen

9'3 x 9'0

Range of high and low level units, Zanussi stainless steel oven and ceramic 4 ring hob, plumbed for washing machine, plumbed for dishwasher, part tiled walls, fully tiled flooring.

#### First Floor

##### Bedroom 1

12'8 x 10'9

(into bay) Laminated strip wood flooring.

##### Bedroom 2

11'0 x 11'2

Built-in wardrobe. Laminated strip wood flooring.

##### Bedroom 3

7'4 x 6'9

Built-in wardrobe. Laminated strip wood flooring.

##### Shower Room

White suite comprising shower cubicle, vanity unit and low flush WC. Fully tiled walls and flooring. Hot press.

##### Outside

Paved garden to front with driveway. Attractive garden to rear patio and range of flowerbeds with trees and shrubs. Outside cloakroom including low flush WC, gas boiler and storage area.

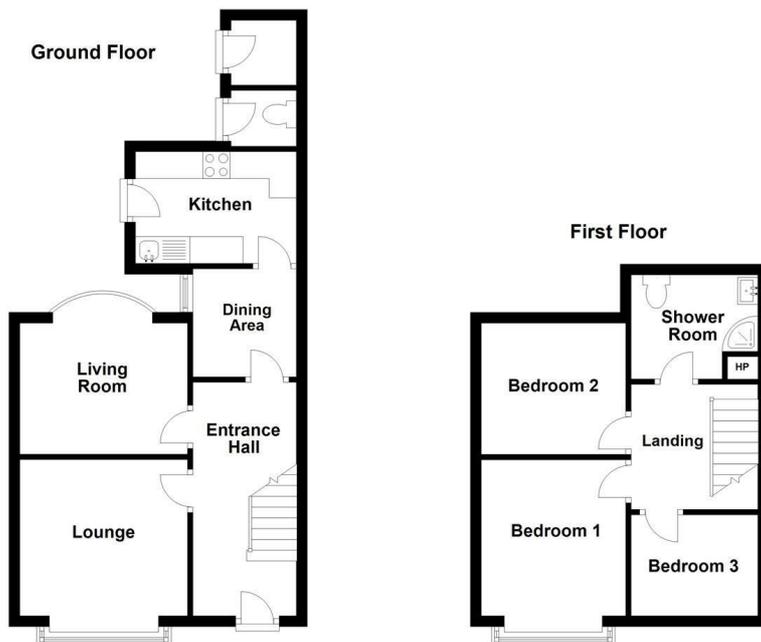
##### Detached Garage











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.

7 Holland Gardens, Belfast

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		
<b>Northern Ireland</b>	64	64
	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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