

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 LOWLAND GARDENS, BELFAST,  
BT5 7BJ**

**ASKING PRICE £95,000**



**PUBLIC NOTICE**

**ADDRESS 4 Lowland Gardens BT5 7BJ**

We are acting in the sale of the above property and have received an offer of £112,500.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: D

Located just off the Kings Road within the Tullycarnet area, this easy to maintain terrace property offers deceptively spacious accommodation throughout.

Comprising four bedrooms, lounge with laminate flooring, spacious kitchen with dining area and white bathroom suite, the property also benefits from gas fired central heating, uPVC double glazing, and large paved rear garden area.

Priced to allow for some updating and ideal for families or first time buyers, with convenient easy to maintain accommodation, this property needs an internal inspection to appreciate fully all it has to offer.

## Key Features

- Spacious Terrace Property In Popular Location
- Living Room With Laminate Flooring
- Large Fitted Kitchen With Dining / Breakfast Area
- Gas Fired Heating And Pvc Double Glazing
- Four Bedrooms And White Bathroom Suite
- Large Paved Garden To Rear
- Priced To Allow For Some Updating
- Ideal Investment Or Young Family Home
- Tenure - Freehold



## Accommodation Comprises

### Entrance Hall

Laminated strip wood flooring.  
Storage cupboard. Gas boiler.

### Living Room

13'9 x 11'7

Laminated strip wood flooring.

### Kitchen Dining

14'0 x 13'9

Range of high and low level units, single drainer stainless steel sink unit, plumbing for washing machine, fully tiled floor, part tiled walls.

### First Floor

#### Bedroom 1

14'4 x 8'3

#### Bedroom 2

8'8 x 6'0

#### Bedroom 3

13'9 x 8'0

#### Bedroom 4

13'9 x 7'9

Built-in wardrobes.

### Bathroom

White suite comprising panelled bath with shower over, vanity unit, panelled walls. Separate low flush WC and pedestal wash hand basin.

### Outside

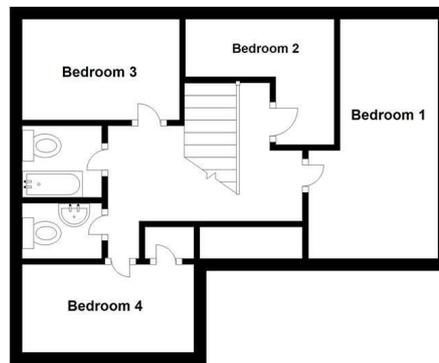
Large paved garden to rear.





### First Floor

### Ground 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		65	67
(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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