

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**9 VICTORIA DRIVE, BELFAST, BT4
1QT**

OFFERS AROUND £139,950



This attractive red brick mid terrace home is located in the ever popular Sydenham area of East Belfast and offers bright and spacious family accommodation.

The property comprises living room with double doors leading to dining room and kitchen with high and low level units. On the first floor, there are three bedrooms and bathroom with white suite including a panelled bath with hand shower.

The property further benefits from double glazing, and gas fired central heating, while outside offers an attractive garden to the rear in lawn with patio area. We are sure this deceptive property will appeal to a wide range of purchasers and can strongly recommend an internal inspection to fully appreciate all this home has to offer.



Key Features

- Bright And Spacious Red Brick Mid Terrace
- Comfortable Living Room With Double Door To Dining Room
- Fitted Kitchen With Range Of Units And Tiled Walls
- Three Bedrooms On the First Floor With White Bathroom
- Gas Fired Central Heating And PVC Double Glazing
- Garden To Rear In Lawn With Patio And Garden Shed
- Excellent Location Close To Many Local Amenities
- Ideal First Time Buyer Or Young Professional Home



Accommodation Comprises

Entrance Hall

Living Room

13'5 x 13'0

Tiled fireplace. Double doors to:

Dining Room

10'2 x 9'9

Kitchen

13'9 x 6'4

Range of high and low level units. Part tiled walls. Plumbed for washing machine. Storage under stairs.

First Floor

Bedroom 1

13'4 x 10'0

Bedroom 2

12'0 x 10'0

Bedroom 3

9'9 x 8'2

(at widest point) Storage cupboards.

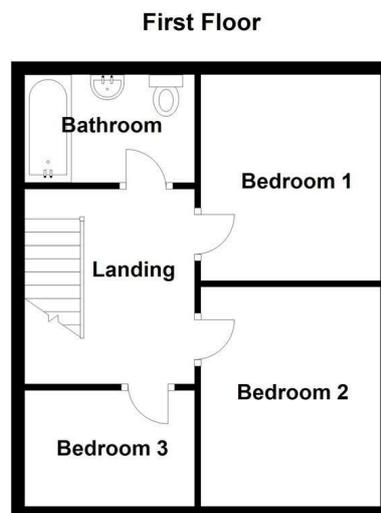
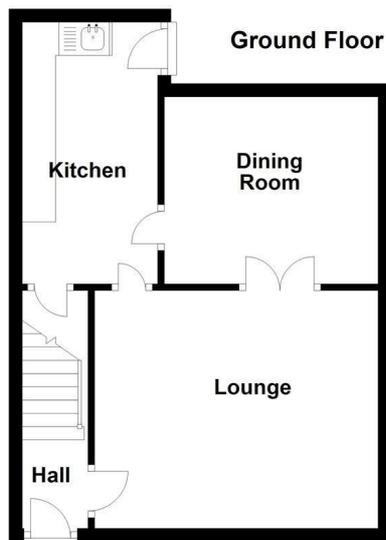
Bathroom

White suite comprising panelled bath with telephone handle shower, pedestal wash hand basin and low flush WC. Gas boiler. Part tiled walls.

Outside

Attractive garden to rear in lawn with patio area.





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		67	71
		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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