

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



43 GRAND PARADE, BELFAST, BT5 5HG

OFFERS AROUND £239,950

A recently improved semi-detached property within walking distance of Ballyhackamore, offering lots of space and character, and recently benefiting from a new kitchen and bathroom.

This attractive home has been well maintained by the current owner to date. The accommodation includes attractive wood laminate flooring throughout the ground floor, starting with a generous bright entrance hall into lounge with bay window, and double doors to a dining room with sliding patio doors to rear garden. Newly installed kitchen with Quartz effect worktops, and new integrated appliances.

The first floor offers three well proportioned bedrooms, including principle bedroom with attractive circular bay window. New family bathroom comprising of white suite with electric shower over bath, chrome feature radiator, fully tiled walls, and ceramic tiled flooring. The property further benefits from a recently installed damp proof course throughout the ground floor, gas fired central heating and uPVC double glazed windows.

The outside includes a small garden with lawn to front, good size tarmac driveway to side leading to attached garage with roller shutter door. The rear garden includes a brick paviour patio and good size lawn, which has just been re-seeded, and will develop into a beautiful lawn in time for the summer. A great home which is perfect for first time buyers or families, wanting to be close to the ever popular Ballyhackamore and it's many fantastic amenities, not to mention the express Glider bus service into Belfast city centre. View now to avoid disappointment!



Key Features

- Excellent Semi-Detached Home Within Walking Distance Of Ballyhackamore
- Newly Installed Kitchen With Integrated Appliances And Quartz Effect Worktops
- New Family Bathroom With Electric Shower Over Bath And Tiled Walls And Floor
- Small Garden To Front, Garden To Rear With Patio, And Attached Garage
- Bright Lounge Leading To Spacious Dining Room, Both With Wood Laminate Flooring
- Three Well Proportioned Bedrooms To The First Floor, Master With Bay Window
- Gas Fired Central Heating And Upvc Double Glazed Windows Throughout
- Convenient Location Close To A Range Of Local Amenities And Parks



Accommodation Comprises

Entrance Hall

Wood laminate flooring. Cupboard under stairs with gas fired boiler.

Lounge

14'0 x 11'8

(into bay) Wood laminate flooring. Double doors to:

Dining Room

11'9 x 11'9

Wood laminate flooring. Sliding patio doors to rear garden.

Kitchen

16'5 x 6'8

New range of high and low level units, Quartz effect work surfaces with upstand, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, integrated extractor hood, integrated dishwasher, plumbing for washing machine, space for fridge freezer, wood laminate flooring, recessed spotlighting.

First Floor

Landing

Bedroom 1

14'1 x 10'8

(into bay)

Bedroom 2

12'0 x 10'8

Bedroom 3

7'2 x 6'9

Bathroom

New white suite comprising panelled bath with mixer tap, electric shower and shower screen, pedestal wash hand basin with mixer tap, low flush WC, fully tiled walls, ceramic tiled flooring, chrome feature radiator, extractor fan.

Outside

Small front garden with lawn and boundary hedge. Tarmac driveway to side. Enclosed rear garden (recently treated and will be developed by the summer) with brick paviour patio and good size lawn.

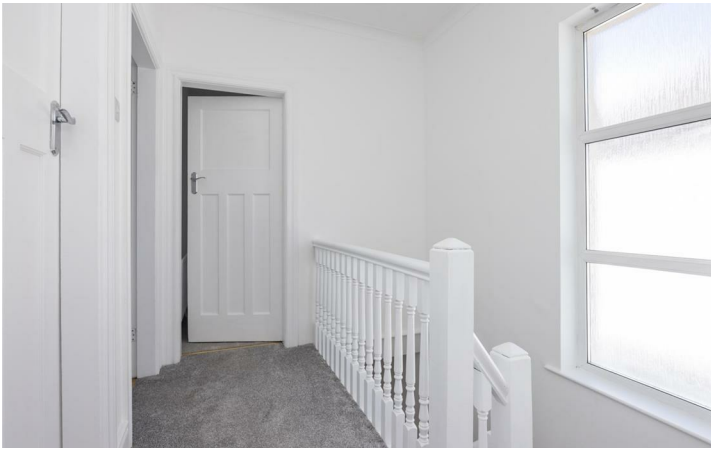
Garage

16'6 x 9'5

Roller shutter door.





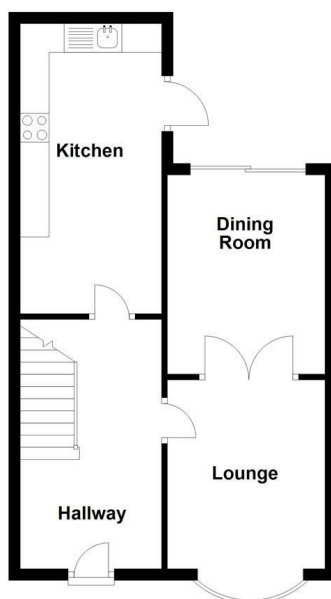




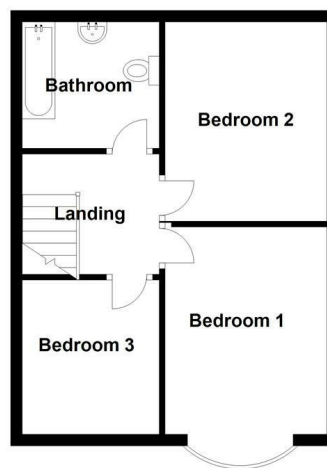


Detached
Garage

Ground Floor



First Floor



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	64	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.

ULSTERPROPERTYSALES.CO.UK

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