

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**60 KIRKLISTON PARK, BELFAST, BT5 6ED**

**OFFERS AROUND £325,000**



A beautifully presented four bedroom semi-detached property in the desirable area of Kirkliston Park, within walking distance to the superb Ballyhackamore area, with it's vast range of local amenities including schools and the Glider bus route into Belfast city centre.

The accommodation comprises of entrance hall with attractive tiled flooring and three quarter wood panel walls, lounge with bay window and fireplace with wood burning stove and late tiled hearth. Luxury new kitchen with granite worktops, range of integrated appliances and many additional features, including breakfast island, ceramic tiled flooring and patio doors to rear garden. Furthermore, an archway to dining area, with ceramic tiled flooring and recessed spotlighting.

The first floor offers three well proportioned bedrooms and luxury new bathroom comprising of white suite with built-in shower over bath, vanity unit, attractive feature tiled walls, and porcelain tiled flooring. The second floor offers a generous fourth bedroom with velux window and recessed spotlighting. The outside includes front garden with lawn, large driveway to side with a concrete finish, enclosed rear garden with paved area leading to raised lawn area, and large detached garage.

A superbly presented family home in a much sought after area benefitting from a vast range of amenities, ideal for families and professionals wanting to start a family. View now to fully appreciate all that this property has to offer.



## Key Features

- A Beautifully Presented Semi-Detached Property Within Walking Distance Of The Much Sought After Ballyhackamore
- Superb New Kitchen With Feature Breakfast Island, Granite Worktops And Range Of Integrated Appliances
- Luxury New Bathroom Suite With Built-In Shower Over Bath And Attractive Feature Tiled Walls And Floor
- Excellent Front Garden With Lawn, Driveway Leading To Large Detached Garage And Garden With Patio And Lawn
- Two Reception Rooms, Including Spacious Lounge With Bay Window, And Dining Room Off Luxury New Kitchen
- Four Well Proportioned Bedrooms, Three On The First Floor And Fourth Bedroom Taking Up The Full Second Floor
- Recently Installed Gas Fired Central Heating, PVC Double Glazing Throughout To Include Some New Windows
- Superb Residential Location In The Heart Of Ballyhackamore And It's Vast Range Of Schools, Restaurants And Shops



### Accommodation Comprises

#### Entrance Hall

Tiled floor. Cloak space under stairs, three quarter wood panel walls, feature radiator.

#### Lounge

14'3 x 10'6 (into bay)

Feature fireplace with wood burning stove and slate tiled hearth.

#### Kitchen

12'5 x 10'8

Luxury new range of high and low level units, granite work surfaces with inset 1 1/4 bowl sink unit with mixer tap, space for gas range cooker, integrated extractor hood, integrated fridge/freezer, integrated washer dryer, larder with feature pullout drawer, corner feature pullout shelves, breakfast island with granite work surfaces. Ceramic tiled flooring, recessed spotlighting, feature wall mounted radiator, large patio doors. Archway to:

#### Dining Room

8'8 x 5'9

Recessed spotlighting.

#### First Floor

#### Landing

#### Bedroom 1

12'6 x 10'7

#### Bedroom 2

11'9 x 10'7

#### Bedroom 3

6'3 x 6'0

#### Bathroom

Luxury new white suite with panelled bath and built-in shower with shower screen, vanity unit with mixer tap, low flush WC, fully tiled walls, porcelain tiled flooring, recessed spotlighting, extractor fan, feature wall mounted radiator, mirrored cabinet.

#### Second Floor

#### Landing

Cupboard with gas fired boiler.

#### Bedroom 4

16'1 x 12'1

Velux window. Recessed spotlighting.

#### Outside

Front garden with lawn and flowerbeds with boundary wall. Large driveway to side laid with concrete. Enclosed rear with paved area leading to lawn and raised lawn area with shrubs and flowerbeds. Outside wall tap. Outside socket.

#### Detached Garage

14'2 x 12'4

Light. Electric roller door. Shed to rear.













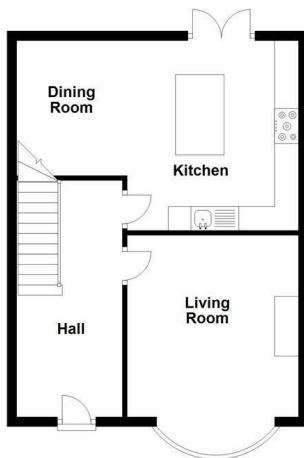




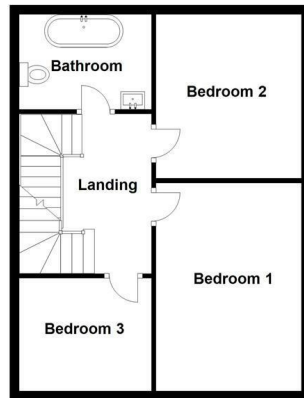




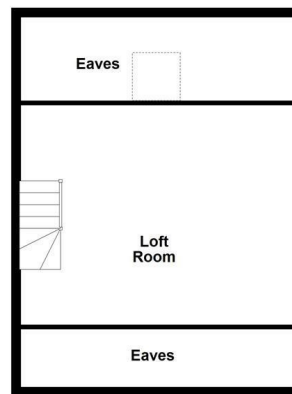
Ground Floor



First Floor



Second 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.

60 Kirkliston Park, Belfast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(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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