



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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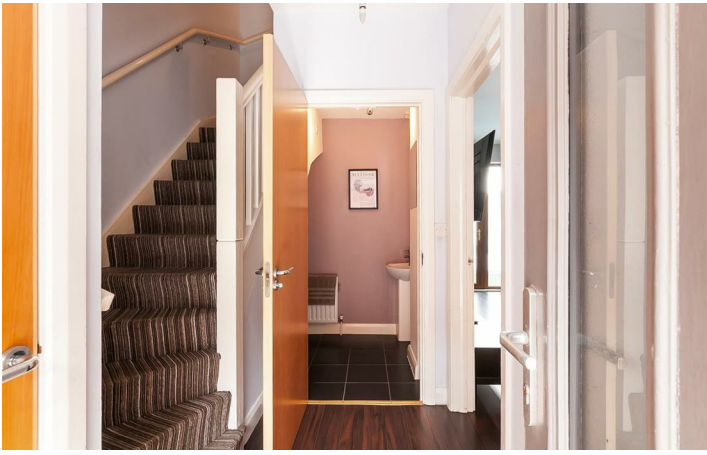
NETWORK STRENGTH - LOCAL KNOWLEDGE



**38 PAXTON STREET, BELFAST, BT5  
4NU**

**OFFERS AROUND £175,000**





A deceptively spacious, modern build townhouse within a successful development off Templemore Avenue, offering great accommodation and within walking distance to Belfast Central train station, only one mile from Belfast city centre.

The accommodation comprises spacious entrance hall with ground floor toilet suite and cloak space, generous lounge open to dining room and modern kitchen. The kitchen includes an attractive range of units, space for appliances, partly tiled walls and ceramic tiled flooring. The first floor offers two double bedrooms and a study with staircase to principal bedroom, and en-suite shower room. Furthermore, the first floor includes a modern fully tiled bathroom with handheld shower over bath. The outside includes generous on street parking for residents, and an enclosed terrace garden to rear, finished with a large decking area.

One of the larger properties in this development and located in an excellent location, offering convenient leisure facilities, shopping centres and local amenities, this fine home must be viewed to appreciate all it has to offer. Ideal for first time buyers or families wanting to enjoy the convenience.

## Key Features

- Well Presented Townhouse In A Convenient Location
- Bright And Spacious Open Plan Living And Dining Area
- Modern Kitchen With A Range Of High And Low Level Units
- Three Well Proportioned Bedrooms, Master With En Suite
- Modern Family Bathroom Located On The First Floor
- Private Enclosed Garden To Rear With Decking Area
- Gas Fired Central Heating And uPVC Double Glazing
- Located Within Walking Distance Of The City Centre



## Accommodation Comprises

### Entrance Hall

Cloakroom with low flush wc, pedestal wash hand basin and tiled flooring.

### Living/Dining Room

19'5" x 15'9"

L shaped with laminated strip wooden flooring and PVC door to rear. Opening to:-

### Kitchen

12'2" x 7'9"

Excellent range of high and low level units, single drainer stainless steel sink unit, part tiled walls, fully tiled flooring and gas boiler.

### First Floor

#### Landing

Built in wardrobes.

#### Master Bedroom

11'8" x 10'4"

Laminate strip wooden flooring, built in wardrobe.

### En Suite

En-suite comprising shower cubicle, pedestal wash hand basin, low flush WC, part tiled walls and fully tiled flooring

### Bedroom 2

10'0" x 9'6"

Built-in wardrobes and laminated strip wooden flooring.

### Bathroom

White suite comprising panelled bath with shower, pedestal wash hand basin, low flush WC, part tiled walls and fully tiled flooring.

### Second Floor

#### Landing

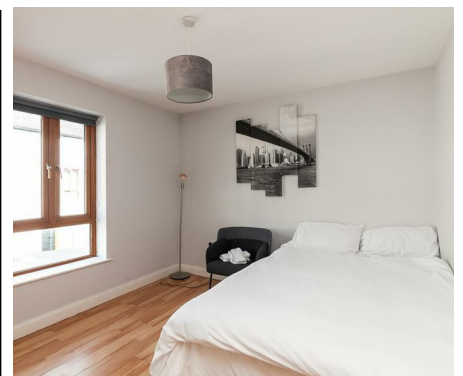
#### Bedroom 3

17'3" x 16'2"

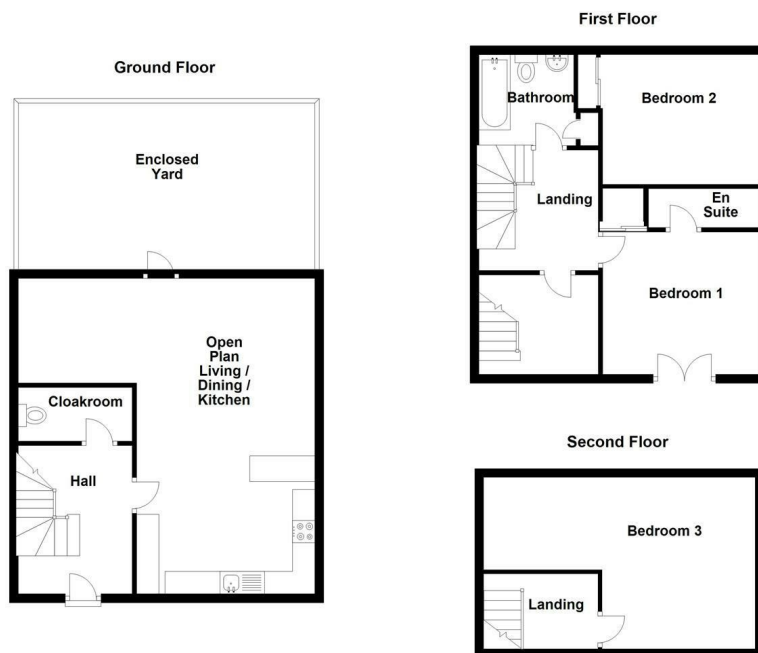
Laminated strip wooden flooring, storage in eaves and recessed spotlighting.

### Outside

Parking to front.  
Private garden to rear with decking area.







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>	74	74
(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		
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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