



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**93 STATION ROAD, BELFAST, BT4
1RF**

OFFERS AROUND £209,950



A well presented and deceptively spacious extended detached home located off the Hollywood Road in the Sydenham area in East Belfast.

Comprising two good sized bedrooms and a large shower room on the first floor, the property also offers a spacious lounge with laminate flooring and boasts an extended fitted kitchen/dining area with a range of built-in appliances and PVC doors opening out on the rear, plus the added bonus of a downstairs WC/cloakroom that was previously used as a third bedroom.

With gas fired central heating and PVC double glazed windows with the exception of one window in the property, this home is ideal for a first time buyer, investor or small family. Within close proximity to Belmont Village, George Best Belfast City Airport and Hollywood Exchange, and with Belfast City Centre also easily accessible via both road and rail. View now to avoid disappointment.



Key Features

- Attractive Red Brick Detached Family Home
- Spacious Lounge With Laminate Flooring
- Extended Kitchen With Dining Area And Pvc Doors To Rear
- Downstairs Cloakroom with WC (Previously Used As A Bedroom)
- Two Bedrooms And Large Shower Room On First Floor
- Gas Fired Heating And Pvc Double Glazed Windows (except one)
- Spacious Enclosed Patio Area To Rear
- Convenient Location Close To A Range Of Amenities



Accommodation Comprises

Entrance Hall

Laminated strip wood flooring.

Living Room

13'9 x 13'0

Laminated strip wood flooring.
Recessed spotlights.

Kitchen/Dining Room

14'6 x 10'0

Excellent range of high and low level units, sink unit, stainless steel oven and ceramic hob, plumbed for washing machine, fully tiled walls, recessed spotlighting. PVC doors to rear.

Rear Hall

Cloak space with low flush WC and pedestal wash hand basin.

First Floor

Bedroom 1

12'3 x 10'2

Bedroom 2

10'0 x 8'2

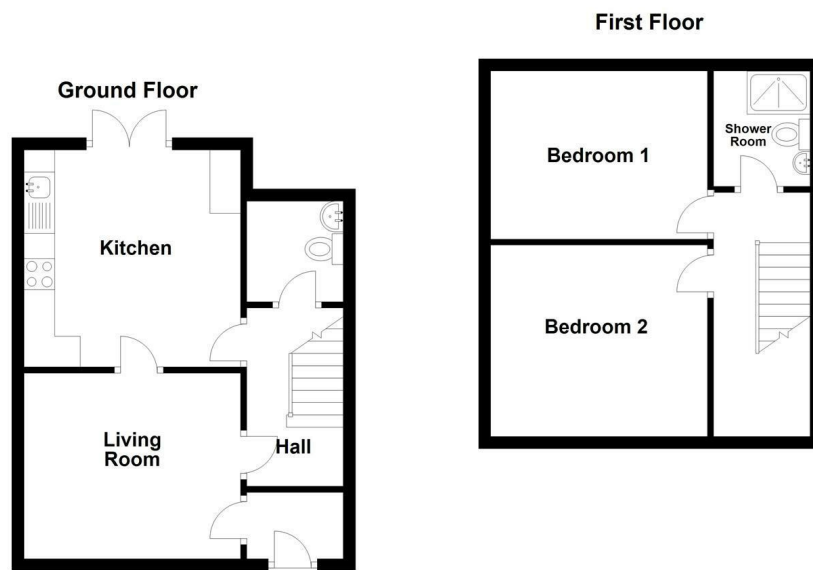
Shower Room

Large walk-in shower cubicle, low flush WC and pedestal wash hand basin.
Towel rail. Fully tiled walls and flooring.

Outside

Patio area to rear.





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 misstatement. 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	54	66
(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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