



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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028 9047 1515

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**52 IRWIN AVENUE, BELFAST, BT4 3AF**

**OFFERS AROUND £249,500**



A well presented red brick semi-detached property, conveniently located just off the Upper Newtownards Road.

The accommodation comprises bright and spacious entrance hall, lounge with bay window and laminate flooring, living room with laminate flooring and opens to a modern fitted kitchen with built-in oven and hob. Furthermore, the first floor offers three good size bedrooms, and attractive white bathroom suite with underfloor heating, panelled bath and separate shower cubicle. The property further benefits from PVC double glazing and gas fired central heating.

Outside, the property offers easily managed paved gardens and has the added bonus of a detached garage. Close to some of East Belfast's leading schools, Ballyhackamore Village and its vast array of shops and cafes and main arterial routes to Belfast City Centre, plus the Glider Bus system is located at the top of Irwin Avenue.

This is a fantastic home offering great opportunity for a first time buyer or young family in a much sought after residential area and early viewing comes recommended.



## Key Features

- Attractive Red Brick Semi Detached Home
- Two Reception Rooms, Lounge With Bay Window
- Three Bedrooms, One With Built In Wardrobes
- Paved Gardens Plus A Detached Garage
- Located Close To Ballyhackamore Village
- White Bathroom Suite With Bath And Shower
- Oil Fired Central Heating And PVC Double Glazing
- Ideal Home For A Wide Range Of Purchasers



### Accommodation Comprises

#### Entrance Hall

Tiled floor, storage under stairs.

#### Lounge

14" x 12'6"

Into Bay, Laminate wood effect flooring, cornice.

#### Dining Room

11'9" x 11'6"

Wood laminate flooring, recessed spotlighting, open to:

#### Kitchen

8'7" x 8"

Range of high and low level units, single drained stainless steel sink unit, stainless steel oven and four ring hob, wood laminate flooring, recessed spotlighting.

### First Floor

#### Bedroom 1

14" x 11'5"

Into Bay.

#### Bedroom 2

12'7" x 10'4"

Range of built-in robes.

#### Bedroom 3

8'2" x 7'4"

Wood laminate flooring, built-in cupboard.

### Bathroom

White suite comprising panel bath, separate shower cubicle, low flush WC, pedestal wash hand basin, part tiled walls, tiled floor, towel rail, recessed spotlighting., underfloor heating.

### Outside

Patio area to the rear, PVC oil storage tank. Garden with lawn to the side and front.

### Detached Garage

Oil fired boiler, plumbed for washing machine.













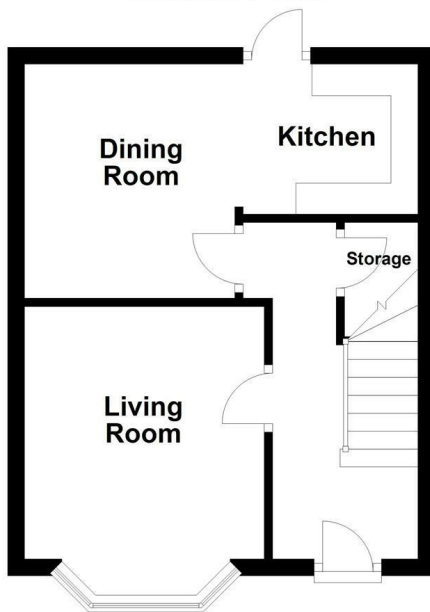




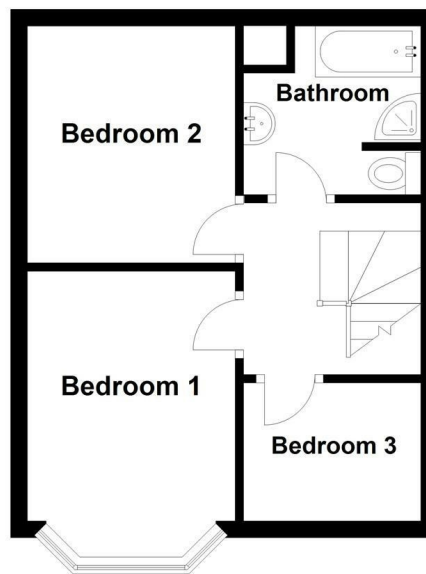




**Ground Floor**



**First Floor**



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>		
(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		
<b>Northern Ireland</b>		
		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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