



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 LISAVON DRIVE, BELFAST, BT4  
1LJ**

**OFFERS AROUND £129,950**





This attractive red brick end terrace home is located in the ever popular Sydenham area of East Belfast and offers bright and spacious accommodation.

The property comprises living room with laminate flooring and has access to a conservatory to the side which overlooks the garden. Fitted kitchen with high and low level units and fully tiled walls. On the first floor, there are two bedrooms and bathroom with white suite including a panelled bath with shower above.



The property further benefits from double glazing and gas fired central heating, while outside offers an attractive paved garden to the rear and lawn to side with garden shed, plus the added benefit of a driveway to the front for off street parking. We are sure this deceptive property will appeal to a wide range of purchasers from first time buyers to downsizers and can strongly recommend an internal inspection to fully appreciate all this home has to offer.





## Key Features

- Excellent Red Brick End Terrace In Popular Location
- Living Room With Laminate Flooring And Conservatory
- Fitted Kitchen With Partly Tiled Walls
- Two Bedrooms And White Bathroom Suite
- Gas Fired Heating And Double Glazed Windows
- Patio Area To Rear And Great Garden To Side
- Driveway For Off Street Parking
- Ideal For A Wide Range Of Purchasers



## Accommodation Comprises

### Entrance Hall

PVC front door. Laminated strip wood flooring.

### Living Room

18'0 x 9'4

Laminated strip wood flooring.

### Conservatory

11'3 x 9'7

Tiled floor.

### Kitchen

8'5 x 6'8

Excellent range of high and low level units, single drainer stainless steel sink unit, part tiled walls, fully tiled floor. Plumbing for washing machine.

### First Floor

#### Bedroom 1

11'0 x 9'7

Range of built-in wardrobes. Built-in gas boiler.

#### Bedroom 2

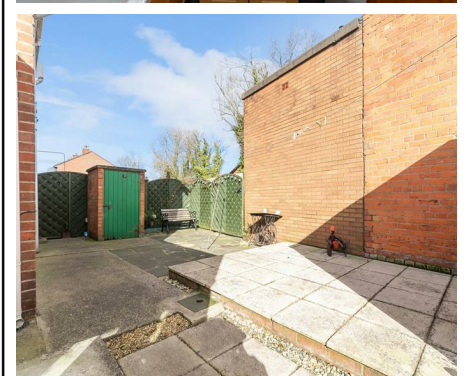
10'0 x 8'6

### Bathroom

White suite comprising panelled bath with Redring electric shower over. Vanity unit, low flush WC. Towel rail. Fully tiled walls.

### Outside

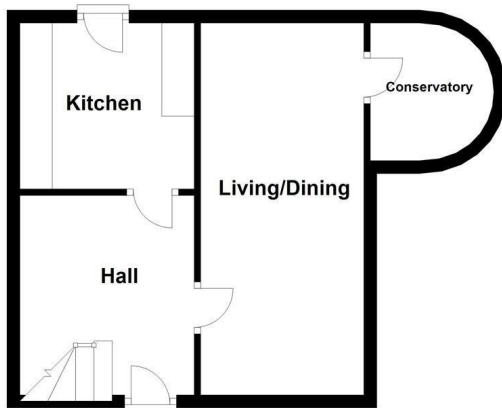
Driveway to front, garden to side and rear. Patio area, garden in lawn, garden shed.



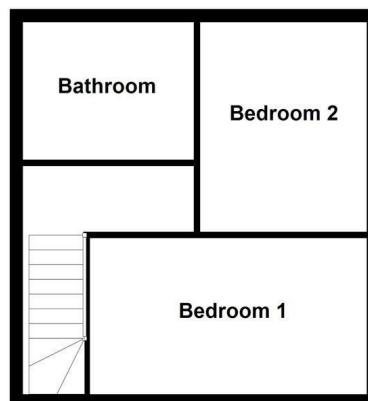




**Ground Floor**



**First 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.

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	65
		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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