



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 SUMMERHILL PARADE, BELFAST, BT5 7HF**

**OFFERS AROUND £249,950**



Ideally located in the popular area of Summerhill Parade, this three bedroom semi-detached home has been recently renovated to an excellent standard, offering spacious modern accommodation.

The accommodation comprises entrance hall leading to a bright and spacious lounge open to dining with patio doors to the rear garden. Modern kitchen with built-in oven and hob, and wood laminate flooring. Upstairs offers three well proportioned bedrooms and a new white bathroom suite comprising feature free standing bath and large walk-in shower cubicle. Other benefits include newly installed gas heating, uPVC double glazed windows and a new roof. Outside, the property offers a tarmac driveway to front and enclosed garden to rear with patio and lawn.

Offering superb family accommodation close to the Stormont Estate and within walking distance to many local amenities in the Stormont and Ballyhackamore areas, not to mention the Glider bus route into Belfast city centre, this property must be viewed to fully appreciate all it has to offer.



## Key Features

- Excellent Renovated Semi-Detached Property In A Popular Location
- Modern Kitchen With Built-In Oven And Wood Laminate Flooring
- New Bathroom Suite With Freestanding Bath And Large Walk-In Shower
- Tarmac Driveway To Front And Garden To Rear With Patio And Lawn
- Bright And Spacious Lounge Open To Dining With Patio Doors
- Three Well Proportioned Bedrooms And Storage Cupboard To Landing
- Newly Installed Gas Fired Central Heating And uPVC Double Glazing
- Convenient Location Close To A Vast Range Of Amenities & Schools



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring. Cupboard under stairs.

#### Lounge

10'6 x 8'9

(into bay) Ornate cast iron fireplace, wood laminate flooring, archway to:

#### Dining Room

10'4 x 8'8

Wood laminate flooring. Patio doors to rear garden.

#### Kitchen

17'5 x 7'9

Attractive range of high and low level units, wood effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, housing for fridge freezer, space for washing machine, wood laminate flooring.

#### First Floor

##### Landing

Built-in cupboard and linen cupboard with gas fired boiler.

##### Bedroom 1

10'6 x 7'3

##### Bedroom 2

8'8 x 8'7

##### Bedroom 3

7'1 x 7'0

#### Bathroom

New white suite comprising feature freestanding bath with mixer tap and telephone shower, large walk-in shower cubicle with built-in rainfall shower and handheld shower, tile effect wall cladding and shower screen, vanity unit with mixer tap, low flush WC, chrome feature radiator.

#### Outside

Front tarmac driveway, enclosed rear garden with patio and lawn.









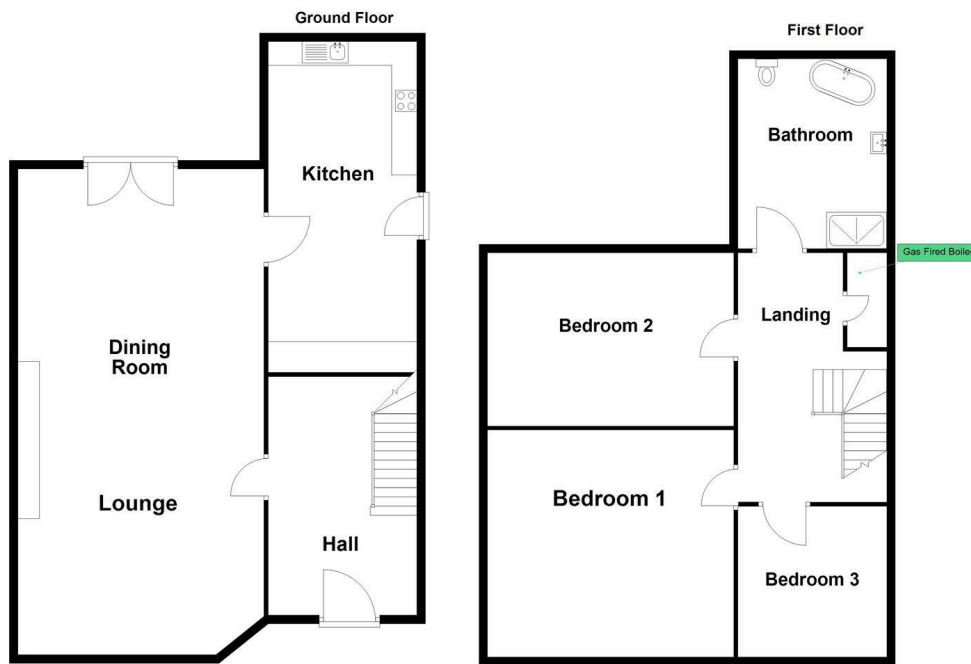












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <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>	61	67
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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