

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



10 FERGUSON DRIVE, BELFAST, BT4 2AZ

OFFERS AROUND £230,000

An attractive red brick terrace home in the heart of Belmont, offering deceptively spacious accommodation and retaining many original features, close to a vast range of popular amenities.

On entering this beautiful home, you will immediately appreciate the high ceilings and cornicing within the entrance hall leading to a generous lounge with bay window, and original open fireplace. Furthermore, the lounge includes varnished wood panelled flooring and opens up to the dining room with double doors, and finished with a tiled flooring. Kitchen comprises of an attractive range of units with partly tiled walls and tiled flooring.

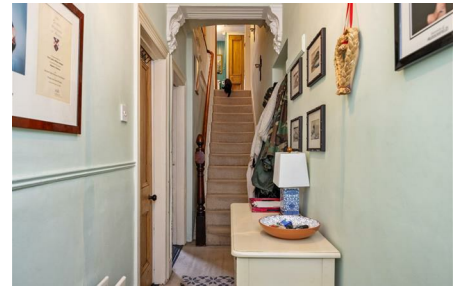
The accommodation includes four bedrooms over the first and second floor, each room boasting fireplaces that are all operational. The first floor offers two good size bedrooms, including principle bedroom with a varnished wood panel flooring and full length built-in wardrobes. Furthermore, bathroom comprising classic white suite with electric shower over bath and partly tiled walls. The second floor includes a further two bedrooms, all with varnished wood panel flooring.

The property further benefits from a small front garden with flowerbed, and enclosed rear yard with attached garden shed, and access for bins. Offering fantastic accommodation for young professionals or families, the location is perfect for schools in the area and the popular glider bus service into Belfast city centre.



Key Features

- Excellent Red Brick Terrace Home In The Heart Of Belmont
- Spacious Lounge With Fireplace And Bay Window Open To Dining Room
- Bathroom With Electric Shower Over Bath And Part Tiled Walls
- Small Front Garden And Enclosed Rear Yard With Garden Shed
- Boasting High Ceilings And Many Original Features
- Four Bedrooms Across First & Second Floor, All With Fireplaces
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Convenient Location Close To A Range Of Popular Amenities & Schools



Accommodation Comprises

Entrance Hall

Lounge

13'9 x 11'4

(into bay) Original fireplace with tiled inset and hearth, varnished wood panel flooring. Double doors to:

Dining Room

11'7 x 10'8

Cast iron fireplace with tiled hearth, built-in cupboard, tiled flooring, cupboard under stairs.

Kitchen

11'7 x 7'1

Attractive range of high and low level units, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in under oven and hob, stainless steel extractor hood, housing for fridge freezer, plumbing for dishwasher, part tiled walls, tiled flooring.

First Floor

Landing

Bedroom 1

15'2 x 11'0

Original fireplace with tiled inset and tiled hearth. Full length range of built-in robes and cupboard, varnished wood panel flooring.

Bedroom 2

10'9 x 9'0

Cast iron fireplace with tiled hearth, built-in shelving.

Bathroom

Classic white suite comprising panelled bath with electric shower, folding shower screen, pedestal wash hand basin, low flush WC, part tiled walls, part wood panelled walls, hot press.

First Floor

Landing

Bedroom 3

15'3 x 8'9

(average) Cast iron fireplace with tiled hearth, varnished wood panel flooring, velux window.

Bedroom 4

9'2 x 8'7

(average) Built-in shelving. Built-in cupboard. Velux window. Varnished wood panel flooring.

Outside

Small front garden with flowerbed, finished with decorative stone. Enclosed rear yard. Garden shed with gas fired boiler. Access for bins.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 Planity.

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	52	63
		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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