

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

**028 9047 1515**

[ballyhackamore@ulsterpropertysales.co.uk](mailto:ballyhackamore@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**70 STRANDBURN DRIVE, BELFAST,  
BT4 1NB**

**OFFERS AROUND £135,000**





An excellent mid terrace property in the heart of Sydenham, well maintained by the current owner and ideal for first time buyers, investors, or young families.

Internally the home offers a bright and spacious accommodation, comprises open plan living/dining room with laminate flooring, and a modern kitchen with built in appliances, partly tiled walls and tiled flooring. Upstairs, the property has three bedrooms, modern shower room in white, offering shower cubicle partly tiled walls and ceramic tile flooring.

Other benefits include PVC double glazing and gas fired central heating and offers convenience to many local schools, amenities and boasting ease of access to Belmont and to Belfast city centre by both road and rail, this property is sure to be popular, view now to avoid disappointment!



## Key Features

- Attractive Mid Terrace In Popular Location
- Open Plan Living / Dining Room With Laminate Flooring
- Modern Fitted Kitchen With Built In Oven
- Three Bedrooms On The First Floor
- Attractive White Shower Room Suite
- Gas Fired central Heating And Pvc Double Glazing
- Beautifully Presented By Its Current Owners
- Ideal First Time Buyer Property



## Accommodation

### Comprises:

#### Entrance Hall

Laminate wooden floor, cloaks cupboard under stairs

#### Living/Dining

20' x 15'7

(At widest point)

#### Kitchen

10'7 x 5'9

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer taps, stainless steel oven, ceramic 4 ring hob, plumbed for washing machine, integrated microwave, part tiled walls, fully tiled floor, PVC door leading to rear

#### Bedroom 1

9'8 x 9'

#### Bedroom 2

9'8 x 9

#### Bedroom 3

6'5 x 5'6

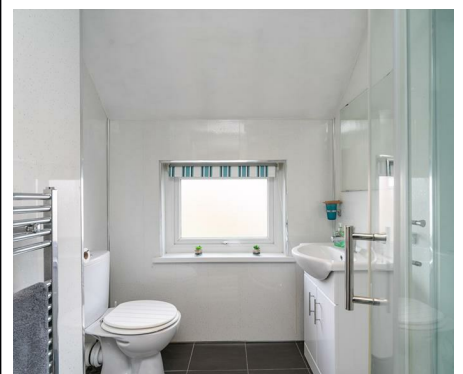
Laminate wooden floor

## Showerroom

White suite comprising: Walk in shower cubicle with Triton electric shower unit, Low flush WC, vanity unit, fully tiled floor, part tiled walls, cupboard housing gas fired boiler

## Outside

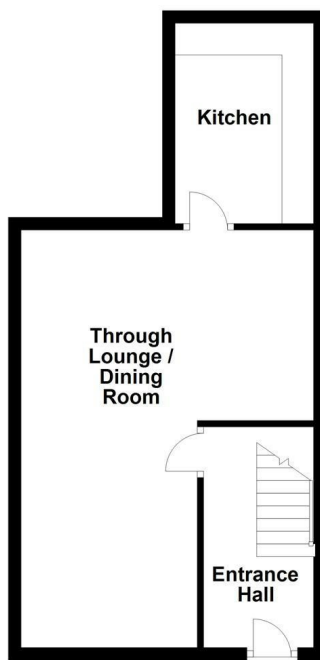
Enclosed yard to rear with large shed



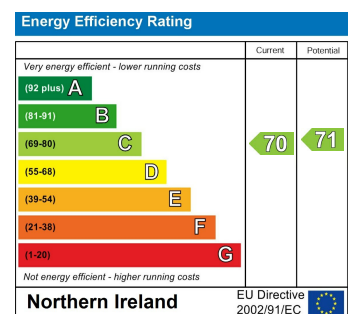
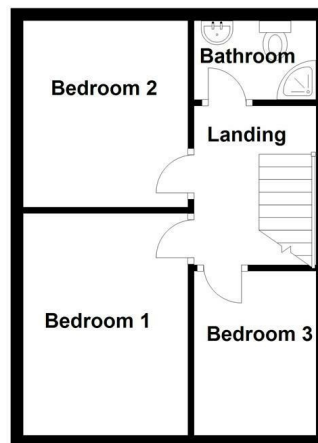




Ground Floor



First Floor



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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