

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



25 MARMONT CRESCENT, BELFAST, BT4 2GQ

ASKING PRICE £265,000

This charming semi-detached home is located in quiet cul-de-sac off the Hollywood Road, situated in a highly sought-after area, making it an ideal choice for families and professionals alike.

Upon entering, you will be greeted by a spacious layout that has been thoughtfully extended to include three reception rooms plus a bright and spacious conservatory with garden views throughout the seasons. The attractive fitted kitchen boasts an open plan design, connecting to the living areas, which enhances the overall flow of the home, and three bedrooms and bathroom to the first floor.

The property features a generous garden to the rear with decking area, providing ample outdoor space and additionally a driveway leading to a garage, offering convenient offstreet parking and extra storage options.

This home is offered with no onward chain, making it an appealing prospect for a wide range of buyers. Whether you are a first-time buyer, a growing family, or looking to downsize, this property is sure to capture your interest. With its desirable location and well-appointed features, 25 Marmont Crescent is a wonderful opportunity not to be missed.



Key Features

- Attractive Red Brick, Extended Semi Detached Home
- Fitted Kitchen, Open To Dining Area And Conservatory
- Oil Central Heating And PVC Double Glazing
- Driveway To Front To Detached Garage
- Three Reception Rooms, Plus Conservatory Overlooking Garden
- Three Bedrooms And White Bathroom Suite
- Decking Area Leading To Large Rear Garden
- Ideal Home For A Wide Range Of Purchasers - No Onward Chain



Accommodation Comprises

Entrance Hall

Fully tiled floor.

Lounge

13'6 x 10'9

Fully tiled floor.

Living Room

11'5 x 10'2

Laminate strip wood flooring.

Kitchen

15'0 x 10'4

Range of high and low level units, single drainer stainless steel sink unit, space for oven, 4 ring hob, fully tiled floor, part tiled walls. Open to:

Conservatory

14'11 x 12'4

Fully tiled floor. PVC doors to garden, open to dining room.

Dining Room

9'8 x 9'3

Laminate strip wood flooring.

First Floor

Bedroom 1

12'8 x 10'9

Laminate strip wood flooring. Range of built-in wardrobes.

Bedroom 2

10'99 x 10'0

Bedroom 3

9'0 x 6'4

Bathroom

White suite comprising panelled bath with Mira shower over, wash hand basin, low flush WC, fully tiled walls and flooring.

Outside

Paved driveway to front. Attractive gardens to rear with lawn and decking.

Detached Garage



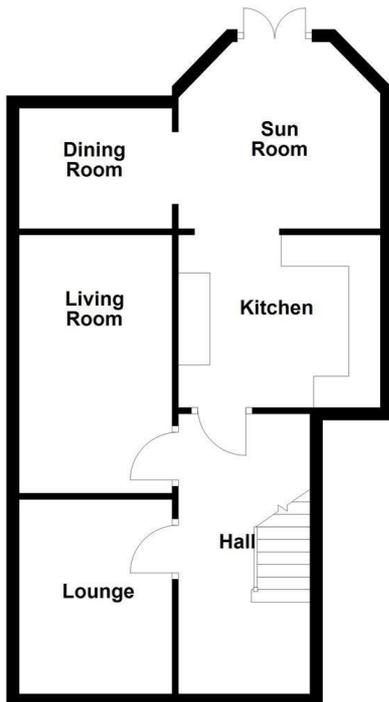




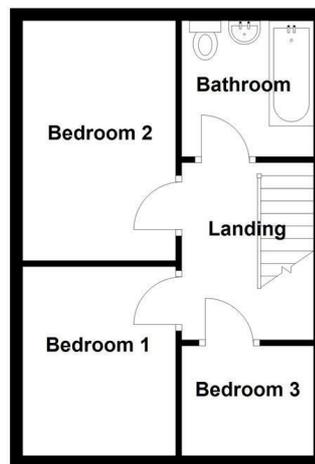




Ground Floor



First Floor



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	55	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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