

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**38 NORWOOD DRIVE, BELFAST, BT4 2EB**

**OFFERS AROUND £285,000**



An excellent family home in the much sought after Norwood area, offering three bedrooms and three receptions, and attractive gardens with garage, all within walking distance of the popular Belmont Road.

Having been well maintained over many years, the accommodation is now in need of some modernisation, and comprises attractive wood panel flooring throughout entrance hall and lounge with bay window. The lounge further benefits from a mock hole-in-wall fireplace, dining room with stone feature fireplace, and wood laminate flooring. Sliding patio doors lead to a conservatory with ceramic tiled flooring, fitted kitchen with breakfast bar and tiling, and ground floor toilet suite.

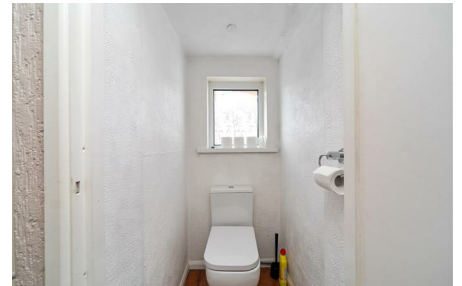
The first floor offers three well proportioned bedrooms, including principal bedroom with range of built-in wardrobes and dresser. Family bathroom comprising modern white suite with built-in shower over bath, partly tiled walls and ceramic tiled flooring. Separate WC with tiling. Front garden with lawn and good size gated driveway leading to detached garage. Enclosed rear garden with an excellent lawn and boundary hedging, ideal for the evening BBQs.

Situated within a much sought after residential area, within walking distance of many attractive amenities within the Belmont area, not to mention Ballyhackamore and it's variety of both restaurants and schools. This is perfect for young first time buyers or family wanting to put their own stamp on their new home.



## Key Features

- Red Brick Semi-Detached Property In Popular Location
- Dining Room With Sliding Patio Doors To Conservatory
- Family Bathroom With Ceramic Tiled Flooring, And Separate WC
- Oil Fired Heating, uPVC Double Glazing, And Fully Insulated
- Good Size Lounge With Mock Hole-In-Wall Fireplace
- Three Bedrooms, One With Built-In Storage
- Gardens To Front And Rear, And Driveway Leading To Garage
- Convenient Location Close To A Wide Range Of Amenities



### Accommodation Comprises

#### Entrance Hall

Wood panel flooring. Cloak cupboard.

#### Ground Floor WC

#### Lounge

14'5 x 11'8

(into bay) Hole in wall fireplace with tiled hearth. Wood panel flooring.

#### Dining Room

12'1 x 10'8

Stone feature fireplace with tiled hearth. Wood laminate flooring. Sliding doors to:

#### Conservatory

10'6 x 9'2

Ceramic tiled flooring.

#### Kitchen

8'3 x 7'8

Range of high and low level units, formica work surfaces, inset single drainer stainless steel sink unit with mixer tap, space for cooker, plumbing for washing machine, breakfast bar, part tiled walls, ceramic tiled flooring.

#### First Floor

#### Landing

Slingsby ladder to roofspace.

#### Bedroom 1

14'4 x 11'5

(into bay) Range of built-in wardrobes and dresser.

#### Bedroom 2

12'1 x 10'8

#### Bedroom 3

9'2 x 7'5

#### Bathroom

Modern white suite comprising panelled bath with built-in shower and folding shower screen, pedestal wash hand basin, part tiled walls, ceramic tiled flooring. Hot press.

#### Separate WC

Low flush WC. Part tiled walls. Ceramic tiled flooring.

#### Outside

Front garden with lawn and boundary hedging. Gated tarmac driveway to side. Enclosed rear garden with lawn and boundary hedging. Oil storage tank.

#### Detached Garage

17'2 x 9'2

Light and power. Oil fired boiler. Up and over door.









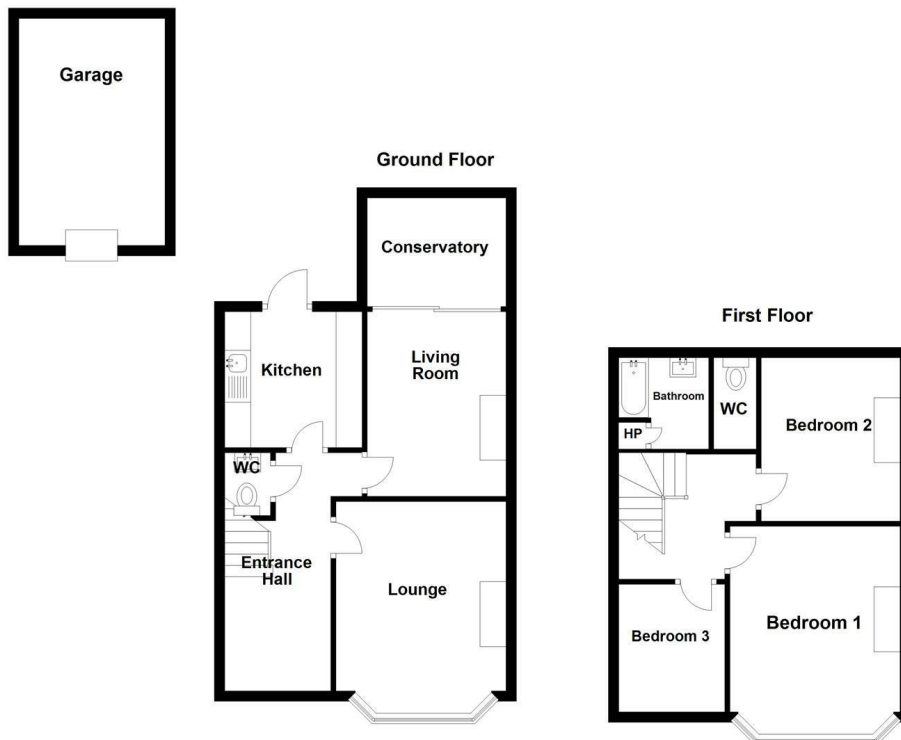












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		
		EU 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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