

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**16 LOTHIAN AVENUE, BELFAST,  
BT5 7EB**

**OFFERS AROUND £130,000**





Located off the Kings Road, this Lothian Avenue semi-detached house presents an excellent opportunity for first-time buyers. The property boasts three well-proportioned bedrooms, living room, plus the bonus of a study room ideal for working from home.

The attractive kitchen offers an excellent range of units and built in oven and hob with partly tiled walls. Benefitting from double glazing and Gas Fired Central Heating, the property is well presented and cared for, with lovely easily managed gardens that add to its appeal.

This home benefits from a popular location, with local amenities including the Dundonald Ice Bowl and David Lloyd fitness centre all close by. Transport links are within easy reach and is an ideal property for a first time buyer, young professional or couple seeking their new home.



## Key Features

- Well Presented Semi Detached Property In Popular Location
- Bright Entrance Hallway With Study
- Attractive Fitted Kitchen With Breakfast Area
- Spacious Living Room On Upper Level
- Three Good Sized Bedrooms And Family Bathroom
- Gas Heating And Double Glazed Windows
- Attractive Easily managed Gardens With Raised Beds & Patio
- Excellent & Popular Location Off The Kings Road



## Accommodation Comprises

### Entrance Hall

PVC front door, laminate wood flooring

### Study

8'6 x 6'4  
Velux window

### Upper Level

### Landing

Storage cupboard

### Living Room

13' x 11'9

### Kitchen/Breakfast

10'8 x 8'9

Excellent range of high and low level units with laminate work surfaces, inset 1 1/4 single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for cooker, integrated extractor hood, partly tiled walls.

### Bedroom 3

11'9 x 5'8

## Lower Level

### Bedroom 1

11'9 x 9'2

### Bedroom 2

11'9 x 10'  
Built in cupboard

### Bathroom

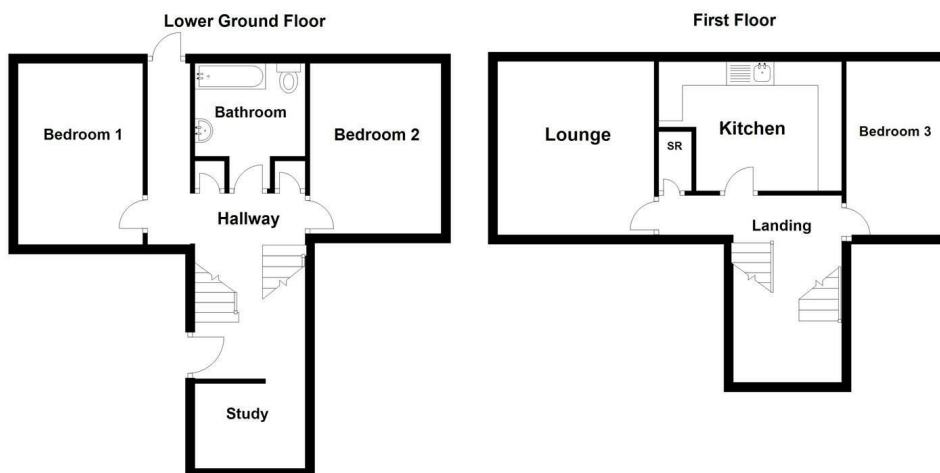
White suite comprising: panelled bath with mixer taps and over head shower, shower screen, low flush WC, wash hand basin with mixer taps, PVC panelled walls, fully tiled flooring.

### Outside

Attractive well maintained gardens to front and rear with flower beds and patio area.







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		
	59	71
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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