



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**28 NORTH SPERRIN, BELFAST, BT5
7HU**

OFFERS AROUND £195,000



A deceptively spacious semi detached home in the popular North Sperrin area, just off Kings Road, and including three bedrooms, two receptions, and attractive gardens and garage.

The accommodation starts with a generous entrance hall with original wood panelled flooring, lounge with granite fireplace comprising gas fire and solid wood panelled flooring. Dining room including original wood panelled flooring, and fitted kitchen with wood block worktops, Belfast sink, built in appliances, partly tiled walls and ceramic tiled flooring. The first floor includes three well proportioned bedrooms, and white shower room suite, comprising walk in shower cubicle with built in shower, fully tiled walls and ceramic tiled flooring. Additional to this, there is a Slingsby type ladder to a generous floored roof space, offering ideal storage space and great potential for conversion.

The outside includes front garden with lawn, gated concrete driveway leading to garage, enclosed rear garden with paved area leading to generous lawn. Offering great accommodation in need of some improvements and sitting on an elevated site with superb views of Stormont to the rear, and with beautiful gardens, this makes a great family home in a popular residential area close to many schools, and Ballyhackamore.



Key Features

- Red Brick Three Bed Semi Detached Property Located Off Kings Road
- Bright and Spacious Lounge Featuring Solid Panelled Wood Flooring and Granite Fireplace
- Generous Dining With Original Wood Panelled Flooring
- Fitted Kitchen With Range of Units and Integrated Appliances Featuring Ceramic Tiled Flooring
- First Floor With Three Well Proportioned Bedrooms
- Shower Room With Walk in Shower Cubicle, Fully Tiled Walls and Vanity Unit
- Gas Fired Central Heating and PVC Double Glazing Throughout
- Situated In The Popular North Sperrin Area Close To Local Schools And Ballyhackamore



Accommodation Comprises

Entrance Hall

Original wood panelled flooring, cupboard under stairs.

Lounge

13' x 10'9

Granite fireplace with gas fire, solid wood panelled flooring.

Dining Room

10'9 x 10'1

Original wood panelled flooring.

Kitchen

9'9 x 7'1

Range of high and low level units including wood block work surfaces, Belfast sink with mixer taps, built in under oven with gas hob, stainless steel extractor hood, integrated fridge freezer, two built in pull out larder cupboards, part tiled walls, ceramic tiled flooring, cupboard housing gas fired boiler.

First Floor

Landing

Hotpress.

Bedroom 1

13' x 10'9

Bedroom 2

10'9 x 10'1

Bedroom 3

9'9 x 6'2

Built in cupboard, original wood panelled flooring.

Shower Room

White suite comprising: Walk in shower cubicle with built in shower and shower screen, vanity unit with mixer taps, low flush WC, wall mounted feature chrome radiator, fully tiled walls, ceramic tiled flooring, wall mounted mirrored cabinet.

Roofspace

Access via Slingsby type ladder to floored roofspace.

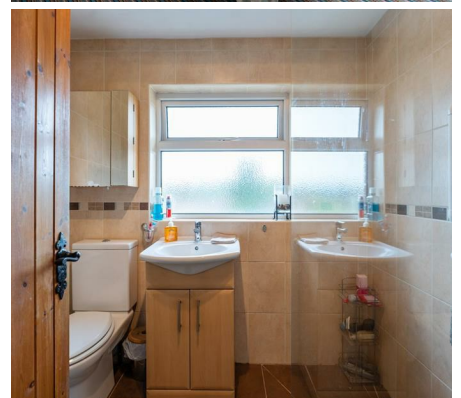
Outside

Front garden with lawn, flower beds and boundary hedging, gated concrete driveway to side leading to detached garage. Enclosed year garden with paved area leading to lawn and boundary fence.

Detached Garage

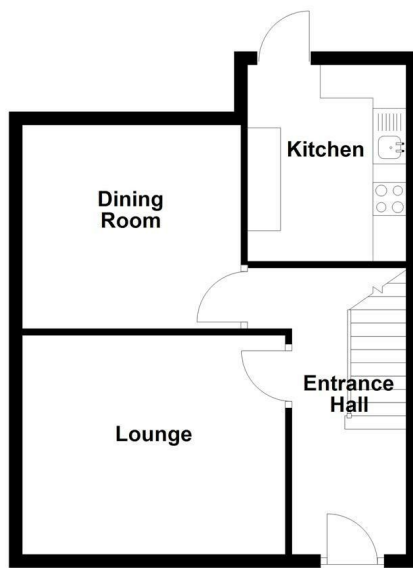
18' x 9'3

Concrete slab structure with power and light.

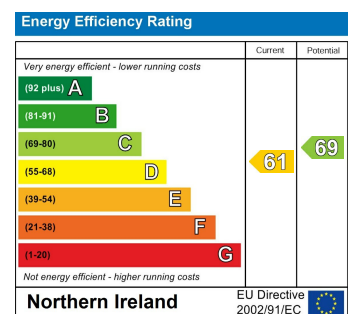
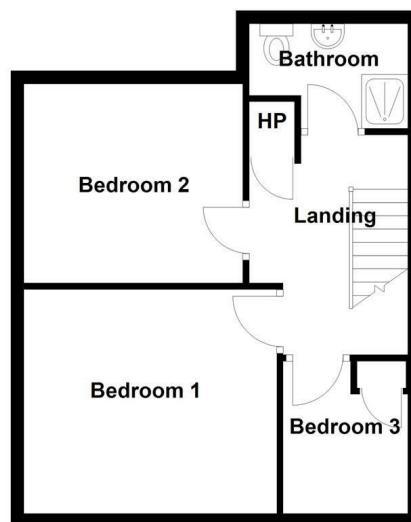




Ground Floor



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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