



51 Blackwood Street, Ormeau Road, Belfast, BT7 3AS

Asking Price £159,950

Nestled off the ever-popular Upper Ormeau Road, this very well presented two bedroom mid-terrace house offers an excellent opportunity for first time buyers and investors alike. The property is in good order throughout. Internally, the accommodation comprises a bright and welcoming through lounge and a generously sized modern fitted kitchen on the ground floor, while upstairs there is a spacious bathroom and two well-appointed bedrooms. The property further benefits from gas fired central heating and double glazing throughout, ensuring warmth and efficiency all year round. Situated within walking distance of the Ormeau Park, cafes, shops and restaurants along the Ormeau Road, as well as excellent public transport links to Belfast City Centre, this home enjoys a convenient and vibrant location. It is a home that really does need to be viewed to be appreciated and we feel will be of instant appeal to the many chain free buyers looking to invest/take their first steps onto the property ladder. This is a superb opportunity to purchase a home in a highly sought after area

- Mid terrace home
- Spacious lounge open to the dining area
- 1st floor white bathroom suite
- Double glazed windows
- Within walking distance of the Ormeau Road and all its amenities
- Two bedrooms
- Fitted kitchen
- Gas central heating
- Enclosed rear yard
- Ideal 1st time purchase

Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69)	(82)
(80-80) C	(55-65) D		
(39-54) E	(21-38) F		
(1-20) G			

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

The accommodation comprises

Hardwood front door leading to the entrance porch.

Entrance porch

Tiled flooring, Glass panelled inner door leading to main entrance hall.

Entrance hall



Laminated flooring, period features including cornicing and ceiling rose, radiator, internet point.

Lounge / dining 23'2 x 8'7 (7.06m x 2.62m)



Bay window, laminate flooring, two radiators, open to the dining area.

Dining area

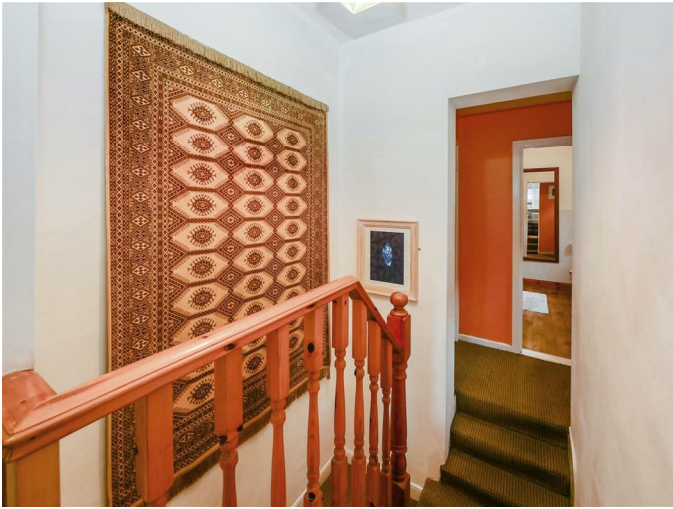


Kitchen 12'7 x 8'1 (3.84m x 2.46m)



Modern fitted kitchen, range of high and low-level units, single drainer sink unit with mixer taps, wood effect worktops, electric cooker, plumbed for washing machine, fridge freezer space, gas boiler, radiator, breakfast area

1st floor



Landing, built in storage comprising of two linen stores, access to insulated roof space.

Bedroom one 12'2 x 11'1 (3.71m x 3.38m)



Laminate flooring, radiator

Bedroom two 9'7 x 8'1 (2.92m x 2.46m)



Carpeted flooring, radiator.

Bathroom 8'9 x 7'6 (2.67m x 2.29m)



White bathroom suite comprising wood panelled bath, mixer taps, shower, low flush w/c, pedestal wash hand basin, half tiled walls, radiator.

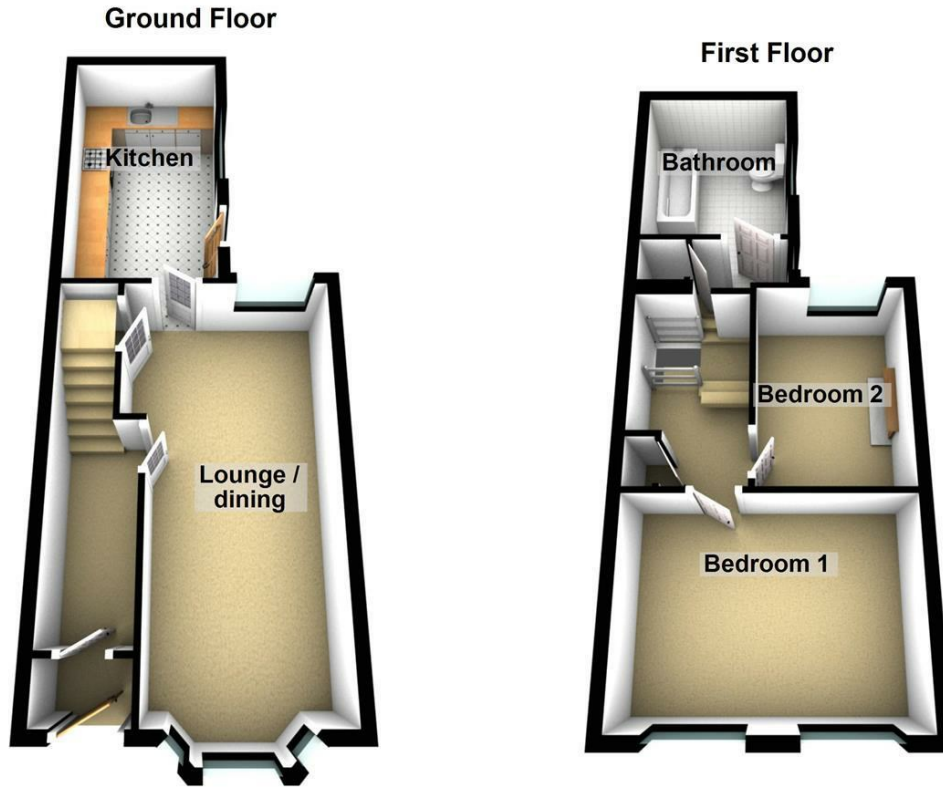
Outside

Garden area to the front.

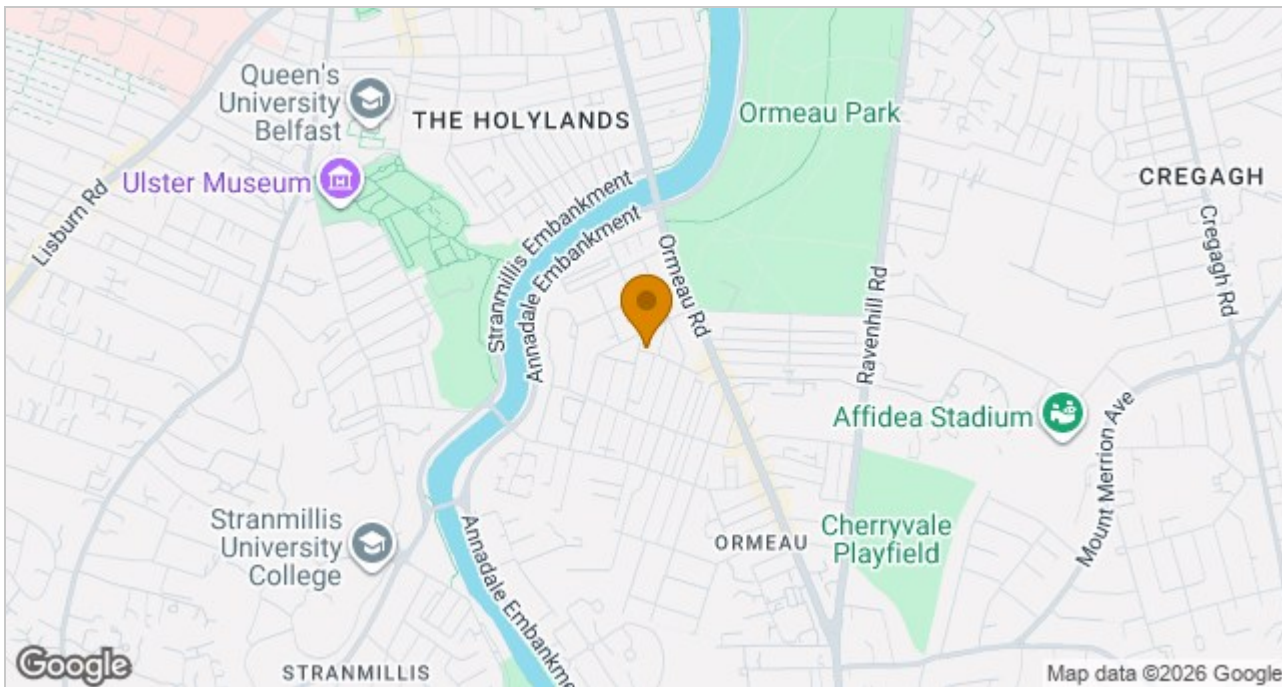
Rear yard

Enclosed rear yard.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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