



60 Walmer Street, Ormeau Road, Belfast, BT7 3EB

Asking Price £177,500

Walmer Street is a highly sought after location that runs just off Sunnyside Street, which in turn connects onto the ever popular Upper Ormeau Road. With a thriving social scene, there is always a great buzz around the Ormeau road with its excellent selection of shops, parks, cafés, bars and restaurants. For the more active amongst us, there is also an extensive selection of sporting facilities found nearby such as Queens PEC, Cherryvale playing fields and Stranmillis Tennis & Rowing clubs. Belfast city centre is also within walking distance, but with excellent public transport links on your doorstep, the morning commute is a breeze! The property itself is a traditional mid-terrace home, that comprises of a lounge open to dining area, generously sized modern fitted kitchen, spacious white bathroom suite and two good size bedrooms on the first floor. The property also benefits from an gas central heating system, and double glazing windows. With little to do other than adding your own personal touches, this will make someone a fantastic first time purchase! Properties in the area do not sit around for long so we would recommend arranging a viewing at your earliest convenience!

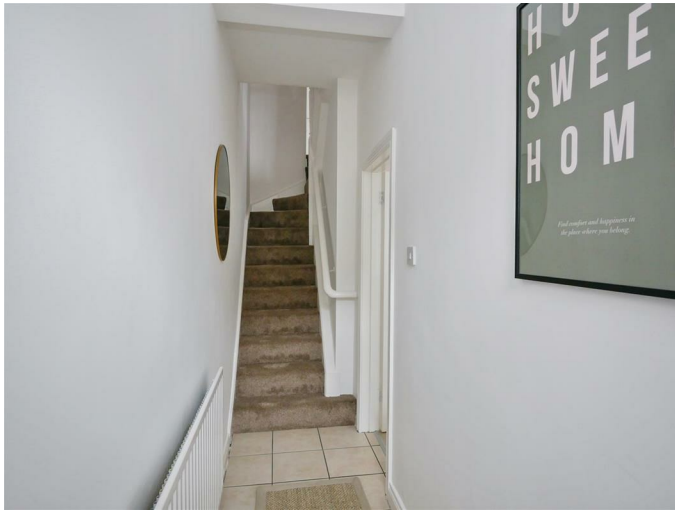
- Renovated mid terrace home
- Bright and spacious lounge open to the dining area
- 1st floor white bathroom suite
- Double glazed windows
- Chain free onward sale
- Two good size bedrooms
- Modern fitted kitchen with appliances
- Gas central heating
- Enclosed rear yard
- Within walking distance of many of the road's amenities

Energy Efficiency Rating		Current	Potential
(92-100)	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		71	78
Northern Ireland		EU Directive 2002/91/EC	

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall



Tiled floor.

Lounge / dining 20'3 x 9'4 (6.17m x 2.84m)



Laminate flooring, open to the dining area

Additional lounge / dining image



Dining area



Laminate flooring, under stairs cloaks.

Kitchen 14'3 x 5'8 (4.34m x 1.73m)



Full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and under oven, extractor fan, the freestanding fridge freezer, washing machine and dishwasher all of which are brand new will be included. Tiled floor.

Additional kitchen image



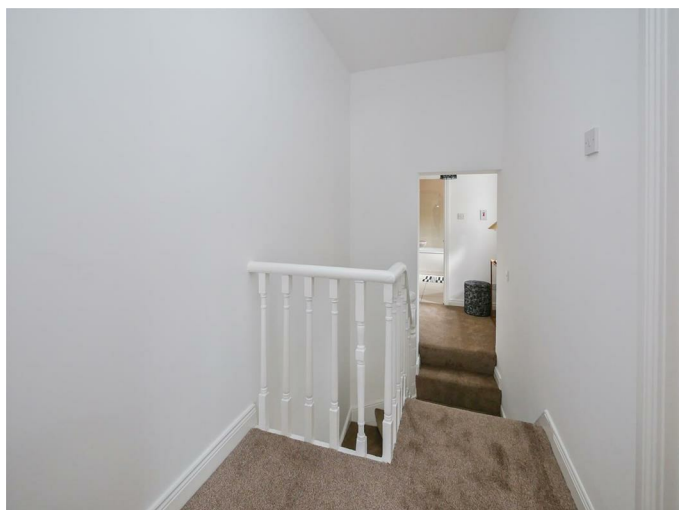
Bedroom 2 10'9 x 8'11 (3.28m x 2.72m)



Laminate flooring.

Return

1st floor

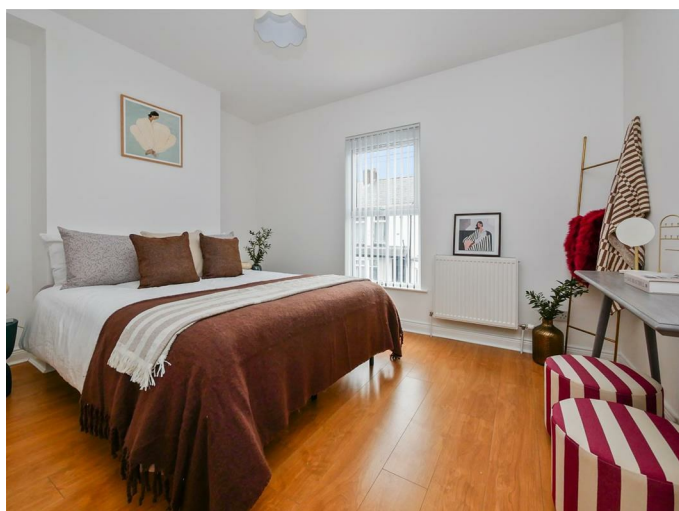


Landing, storage / study area.



Potential study area

Bedroom 1 13'1 x 10'4 (3.99m x 3.15m)



Laminate flooring.

Bathroom 9'5 x 5'8 (2.87m x 1.73m)



Modern white suite comprising panelled bath with electric shower above, Low flush w/c, pedestal wash hand basin. extractor fan, Fully tiled walls, tiled floor, Gas boiler.

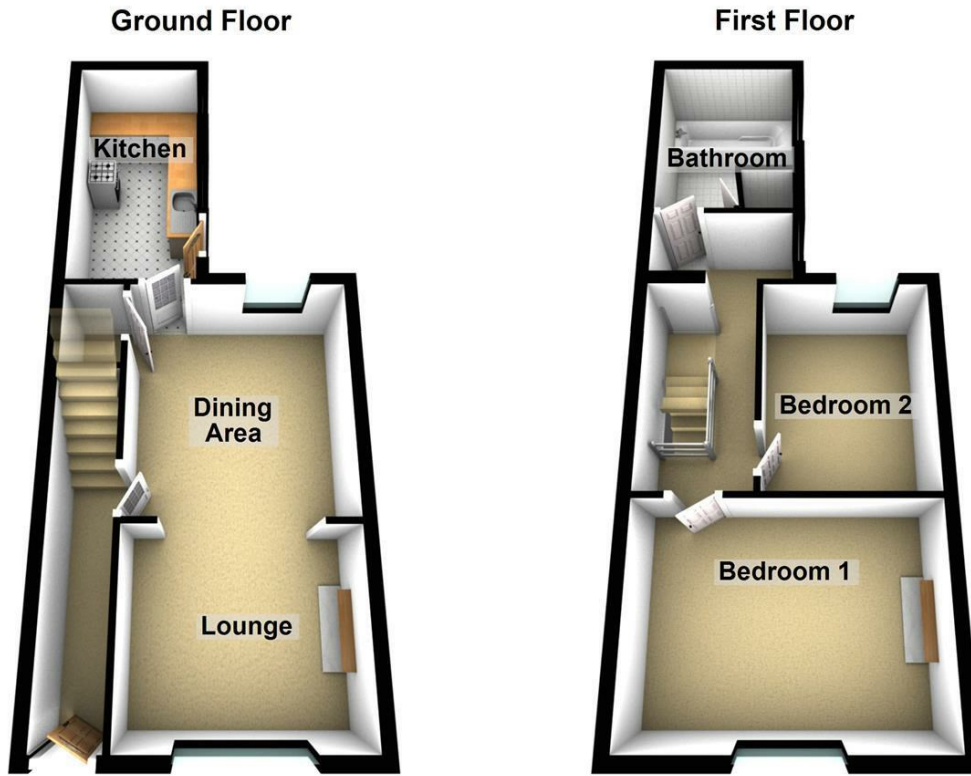
Outside

Rear yard

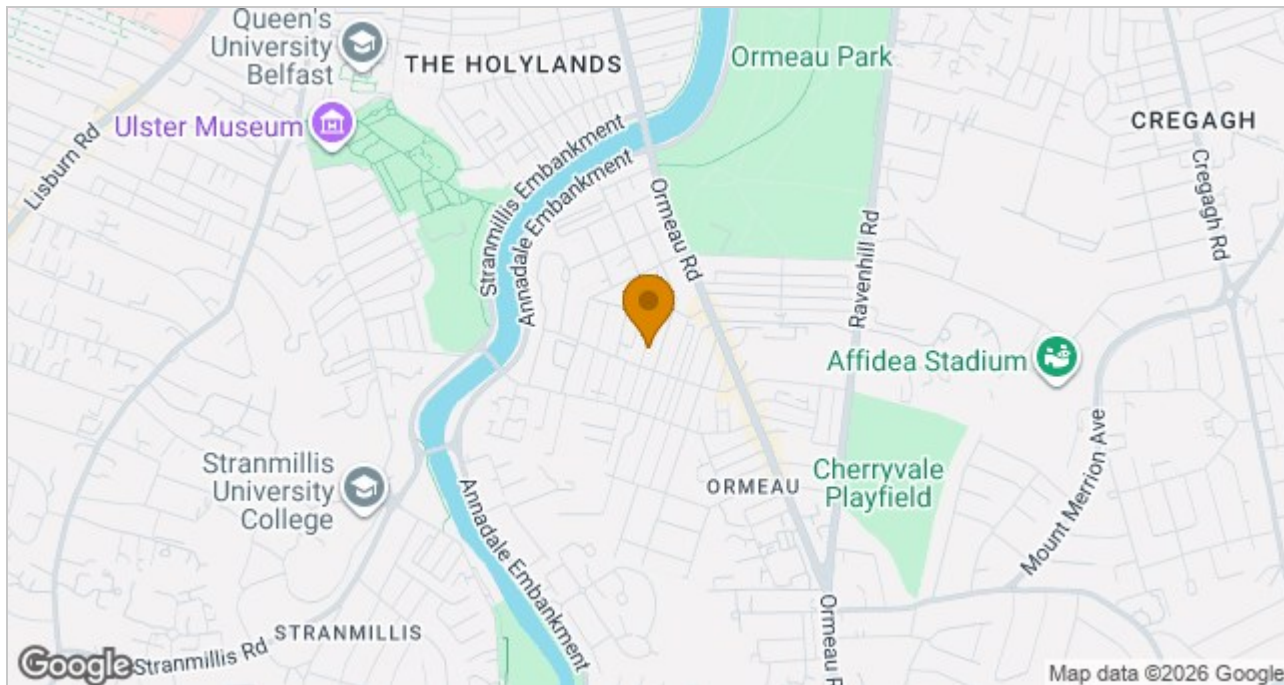


Enclosed rear yard. Outside tap and light.

Floor Plan



Area Map



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