

ULSTER PROPERTY SALES

**UPS**

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**90 HAZELWOOD AVENUE,  
DUNMURRY, BELFAST, BT17**

**OFFERS AROUND £179,950**

A fresh, well presented attractive semi detached family home that enjoys an extensive, slightly elevated landscaped site within this highly regarded and established cul de sac. Three comfortable bright well appointed bedrooms. Principal bedroom with feature built-in mirrored slide robes. Lounge open plan to casual dining area with feature Upvc double glazed double patio doors with garden access. Luxury fitted kitchen. White bathroom suite. Upvc double glazed windows / doors / eaves and fascia also in Upvc. Oil fired central heating system. Recently painted throughout / feature floor coverings. Extensive landscaped private and secure gardens in neat lawns, flagging and fencing with excellent car parking to side. Fantastic doorstep convenience to include accessibility to leading Schools, Shops and transport links to include the Glider service and major Road network connections all nearby. Only upon viewing can this magnificent first time buy be truly appreciated, well worth a visit. Chain free.



## Key Features

- A fresh, well presented attractive semi detached family home.
- Three comfortable bright well appointed bedrooms.
- Principal bedroom with feature built-in mirrored slide robes.
- Lounge open plan to casual dining area.
- Luxury fitted kitchen.
- White bathroom suite.
- Upvc double glazed windows / doors / eaves and fascia also in Upvc.
- Oil fired central heating system.
- Extensive landscaped private and secure neat well maintained gardens.
- Outstanding first time buy / Well worth a visit / Chain free.



### GROUND FLOOR

Upvc double glazed front door to:

#### ENTRANCE HALL

Feature double doors to:

#### LOUNGE

15'9 x 12'2

Wooden effect stripped floor, bay window, built-in storage, feature archway open plan to:

#### DINING AREA

10'5 x 8'7

Wooden effect stripped floor, Upvc double glazed double patio doors.

#### LUXURY FITTED KITCHEN

10'2 x 7'6

Range of high and low level units. formica work surfaces, feature sink unit, plumbed for washing machine, tiling, tiled floor. Built-in robe, 4 ring hob, over head extractor hood, down lighters. Upvc double glazed back door.

### FIRST FLOOR

#### PRINCIPLE BEDROOM 1

11'2 x 8'1

Built-in mirrored slide robe, wooden effect stripped flooring.

#### BEDROOM 2

12'3 x 9'10

#### BEDROOM 3

### LUXURY WHITE BATHROOM SUITE

White bathroom suite. Paneled bath, feature shower, shower screen, wash hand basin, low flush W.c tiling. Chrome heated towel rail.

### OUTSIDE

Extensive landscaped gardens in neat lawns, mature planting, feature paving and fencing, housed oil fired boiler, pvc tank. Large garden area to front, driveway with good car parking to side.



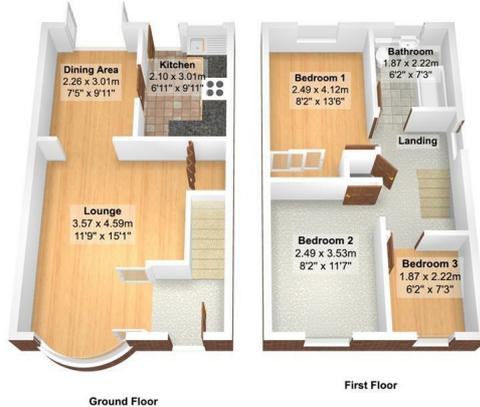








90 Hazelwood Avenue, Dunmurry, BELFAST, BT17 0SZ



Ground Floor

First Floor

All measurements are approximate and for display purposes only

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		60	77
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 9060 5200.

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

ULSTERPROPERTYSALES.CO.UK

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028 9060 5200

BALLYHACKAMORE  
028 9047 1515

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028 9756 1155

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028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

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028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



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