

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 MILFORD STREET, FALLS
ROAD, BELFAST, BT12 4SD5**

OFFERS AROUND £164,950

A unique opportunity to acquire a beautifully presented well appointed spacious end town house, perfectly positioned within walking distance to the Falls Road. This superb location offers easy access to an excellent range of local amenities, schools, shops, and transport links such as the Glider service, with Belfast City Centre only a short distance away. Main Road and arterial routes as is the wider motorway network also is nearby, making commuting simple and convenient. The first floor comprises three well proportioned bedrooms and a modern white Shower suite.

On the ground floor, a welcoming entrance hall leads to a bright and spacious living room with a bay window. Luxury fitted kitchen open to a casual dining area. The property also benefits from oil fired central heating, Upvc double glazing and a privately enclosed secure rear garden. The property also enjoys close proximity to the Royal Victoria Hospital and the newly built Grand Central Station making this home the ideal first time buy. Early viewing is highly recommended, well worth a visit. Chain Free.



Key Features

- A unique opportunity to acquire a beautifully presented well appointed spacious end town house.
- One generous reception room.
- Luxury white shower suite.
- Oil fired central heating.
- Good Presentation Throughout.
- Three excellent bright double bedrooms.
- Fitted Kitchen open to a casual dining area.
- Upvc double glazed windows.
- Private and secure prominent corner site.
- Chain Free.



GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE HALL

Feature ceramic tiled floor, storage.

LOUNGE

13'7 x 13'6

Feature fireplace, inset and hearth, wooden effect stripped floor, bay window.

FITTED KITCHEN / DINING AREA

20'11 x 7'9

Range of high and low level units, work surfaces, single drainer sink unit, plumbed for washing machine, tiling, ceramic tiled floor, down lighters, open to a casual dining area.

REAR PORCH

Further storage / access to rear garden.

FIRST FLOOR

BEDROOM 1

12'4 x 8'4

BEDROOM 2

10 x 7'9

BEDROOM 3

9'8 x 7'2

Built-in robe.

LUXURY SHOWER ROOM

Feature shower cubicle with electric shower unit, low flush wc, wash hand basin, tiling, heated towel rail.

OUTSIDE

Feature wall with pillars, railings and gate to front while enclosed secure flagged rear gardens walled to side and rear.





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5, Milford Street, Belfast, BT12 4SD



| 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 | | | |
| Northern Ireland | | 58 | 73 |
| | | 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

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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