



ULSTER PROPERTY SALES

UPS

RENTALS - BALLYHACKAMORE

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 SYDENHAM CRESCENT,
BELFAST, COUNTY ANTRIM, BT4**

£1,250 PER MONTH



A fantastic well presented fully furnished semi-detached property just off the Hollywood Road. Comprising of a spacious lounge, modern kitchen with a range of high and low level units, and with all appliances included. Two well proportioned bedrooms and a box room with wall to wall wardrobes. the white bathroom suite has been finished to an excellent standard with walk in corner shower unit with mixer taps, a floating wash hand basin with mixer taps and low flush WC. Outdoor space is fully south facing garden starting with a decking area leading to patio then onto the lawn.

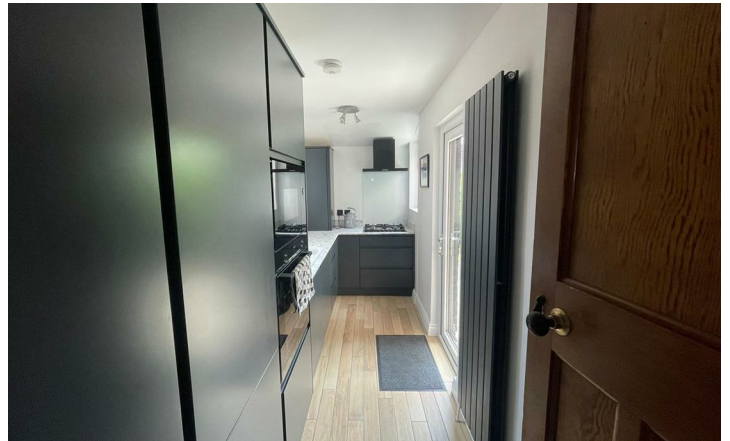
Close to local amenities and schools and suitable for young professionals and small families , Would recommend you view now to avoid disappointment!

**** Pictures shown are historic and subject to slight change ****



Key Features

- Beautiful Semi Detached Property
- Gas Fired Central heating
- Modern Kitchen
- White Bathroom Suite
- Two Good Size Double Bedrooms
- South Facing Rear Garden
- Fully Furnished Property
- Close To Local Amenities



Hall

Titled Floor

Lounge / Dining

19'94 x 9'56

Composite style wood effect herringbone flooring, wood burning stove, French door leading to garden, Dining table chairs and sofas to be left in property

Kitchen

Modern kitchen with a range of low and high level units, composite wood laminate work surface, built in, washing machine, fridge freezer and gas fired hob, single oven with built in microwave and extractor fan, single drainer sink unit with mixer tap. Wood laminate flooring. Housing Gas Fired Boiler

Bathroom

Modern white bathroom suite, with Low flush WC and walk in corner shower cubical with mixer taps and floating wash hand basin with mixer taps. fully titled walls and titled floor with recessed spot lights

Bedroom 1 (Front Bedroom)

8'9 x 9'91

Feature exposed brick wall, wood laminate flooring

Bedroom 2 (Back Bedroom)

8'73 x 9'65

Wood laminate Herringbone flooring

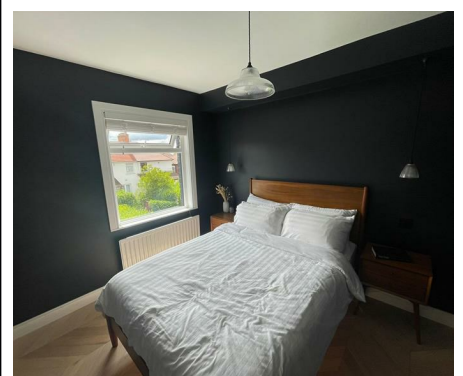
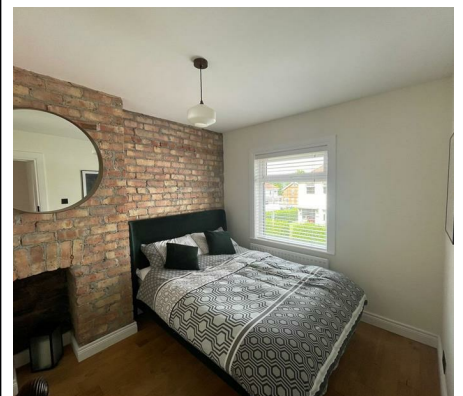
Bedroom 3 / Dressing Room

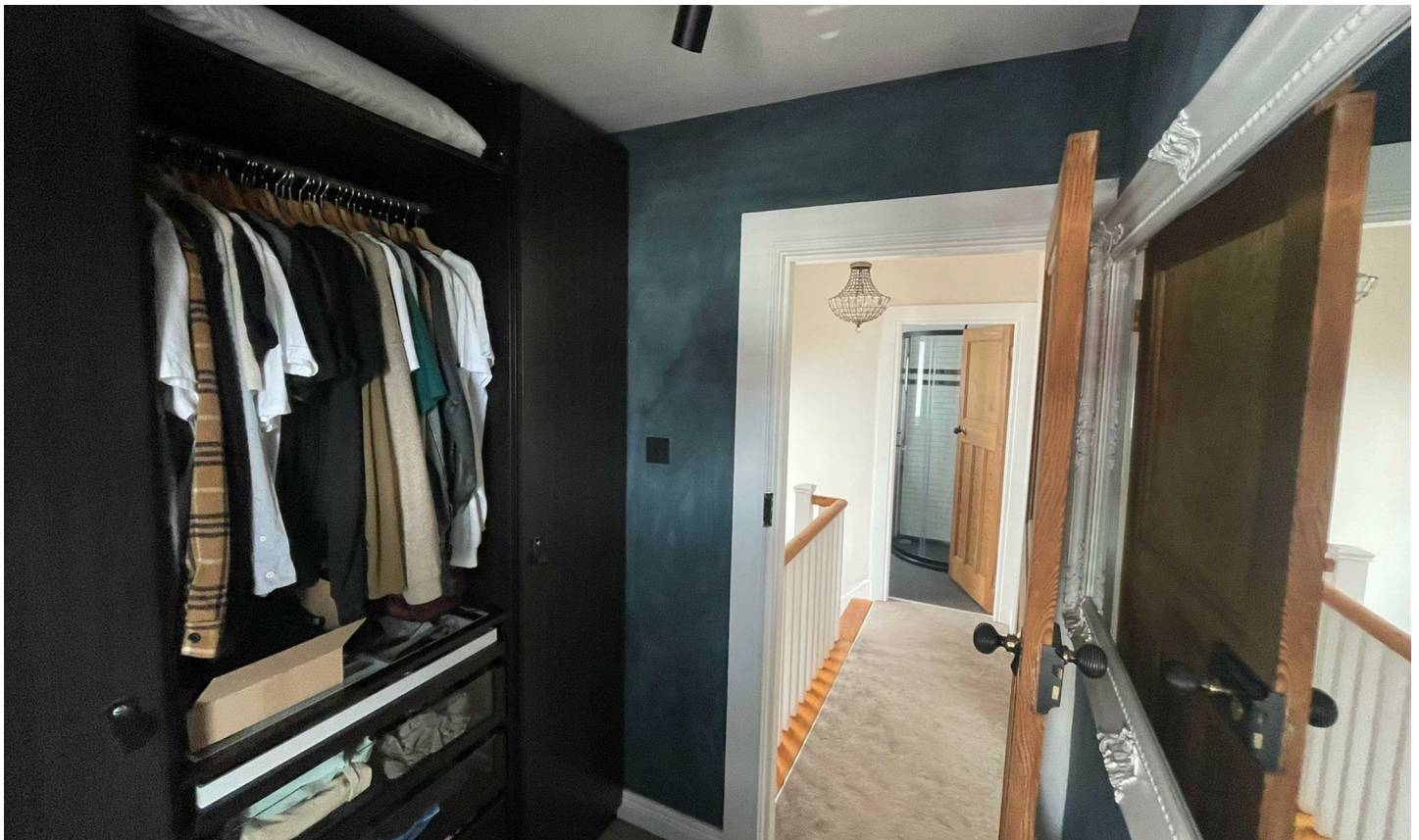
6'23 x 6'42

Free Standing Wardrobes

Outside

Paved area to front, with decking, patio and lawn to the south facing rear garden





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		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 9070 1000.

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.

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