

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 LOMOND STREET, BELFAST, BT4
3AN**

OFFERS AROUND £139,950



This mid-terrace home is located in a convenient residential location close to a range of local amenities and public transport links. The property benefits from gas fired central heating, double glazing and a floored attic space with a Velux window.

The ground floor comprises an entrance hall with PVC front door, leading into a bright lounge and dining area with bay window and tiled fireplace. The kitchen offers a range of high and low level units, stainless steel sink with mixer tap, space for a washing machine, part tiled walls and access to the enclosed rear yard.



Upstairs, there are two bedrooms and a bathroom with panelled bath, low flush WC and pedestal wash hand basin. The bathroom is fully tiled and includes a storage cupboard housing the gas fired boiler. Outside, there is an enclosed rear yard providing a low-maintenance outdoor space.

Priced to allow for updating throughout, this property is an ideal opportunity for those looking to invest or put their own stamp on a home. Early viewing is advised.



Key Features

- Mid Terrace Home In Convenient Residential Location Close To Amenities And Transport Links
- Gas Fired Central Heating And Double Glazing Throughout Property
- Floored Attic Space With Velux Window Providing Additional Storage
- Bright Lounge And Dining Area With Bay Window And Tiled Fireplace
- Kitchen With Range Of Units Stainless Steel Sink And Rear Yard Access
- Two Well Proportioned Bedrooms Located On First Floor
- Fully Tiled Bathroom With Bath WC Basin And Boiler Storage Cupboard
- Enclosed Rear Yard And Priced To Allow For Updating Opportunity



Accommodation Comprises

Entrance Hall
PVC front door.

Lounge/Dining
23'5 x 10'
(Into Bay)
Tiled inset fireplace with tiled hearth.

Kitchen
12'7 x 7'5
Range of high and low level units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, part tiled walls, PVC door to rear yard.

First Floor Landing

Bedroom 1
13'4 x 10'9

Bedroom 2
10'4 x 8'

Bathroom
Coloured suite comprising: panelled bath, low flush WC, pedestal wash hand basin, fully tiled walls, fully tiled floor, storage cupboard housing gas fired boiler.

Attic
10'2 x 9'4
Velux window.

Outside
Enclosed rear yard.

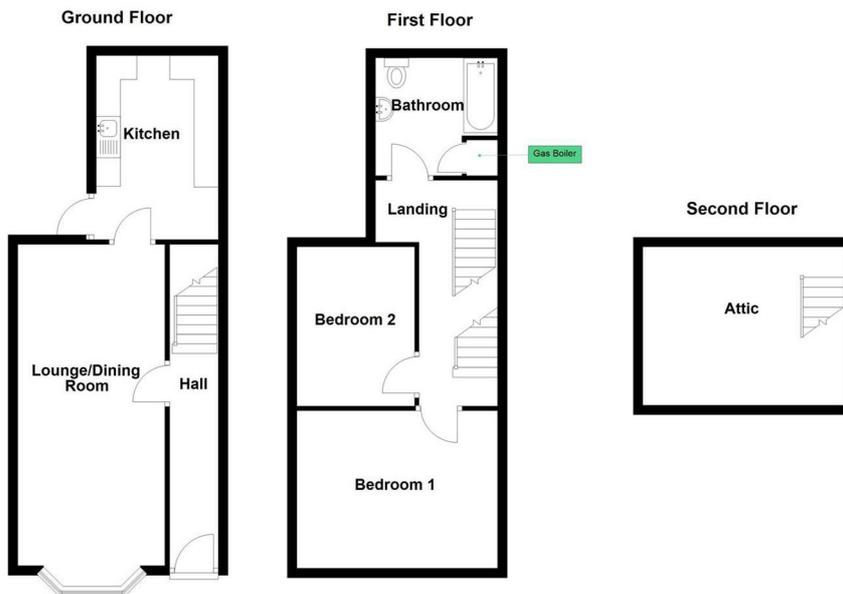
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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.

You can find more information about the legislation at www.legislation.gov.uk





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(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 9047 1515.

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.

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