

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 ORMISTON CRESCENT,
BELFAST, BT4 3JP**

OFFERS AROUND £285,000



Located on the tree-lined Ormiston Crescent, this attractive mid terrace property combines period charm with contemporary comfort.

Offering well presented accommodation and a generous rear garden, this delightful home is perfectly positioned within walking distance of Ballyhackamore's vibrant cafes, restaurants, boutiques, and the Gilder Bus System.

Upon entering, the hall leads to a bright and airy lounge, featuring an attractive bay window and laminate flooring that flows seamlessly through to the adjoining dining room. The fitted kitchen is thoughtfully designed with integrated appliances, and partly tiled walls.

Upstairs, you'll find three well proportioned bedrooms, along with a white shower room suite with built-in shower, and fully tiled walls. A partially floored roofspace with Slingsby type ladder provides excellent additional storage.

Outside the property benefits from an easily managed area to the front, and a lovely well cared garden to the rear in lawn, with flowerbeds, trees and shrub. This property will appeal to many, and an internal inspection is essential to appreciate fully what it has to offer.



Key Features

- Charming Mid-Terrace Home Combining Period Character
- Situated On A Tree-Lined Avenue In A Highly Sought-After Residential Area
- Within Walking Distance Of Ballyhackamore's Cafés, Restaurants And Shops
- Lounge/Dining Featuring An Attractive Bay Window And Laminate Flooring
- Modern Fitted Kitchen With Integrated Appliances And Part-Tiled Walls
- Three Well-Proportioned Bedrooms On The First Floor
- Well-Maintained Rear Garden Laid In Lawn With Flowerbeds, Trees, And Shrubs
- Ideal For First-Time Buyers, Families, Or Downsizers



Accommodation Comprises

Entrance Porch

Tiled flooring.

Entrance Hall

Tiled floor. Part panelled walls.

Lounge/Dining

23'5 x 12'3

Cast iron stove and granite hearth. Laminated strip wood flooring. PVC double doors to rear.

Kitchen

10'3 x 7'3

Range of high and low level units, single drainer stainless steel sink unit, plumbing for washing machine, integrated fridge freezer and dishwasher, cooker space, part tiled walls.

First Floor

Landing

Slingsby type ladder to part floored roofspace with light.

Bedroom 1

10'0 x 9'3

Bedroom 2

11'0 x 9'6

Bedroom 3

10'0 x 6'4

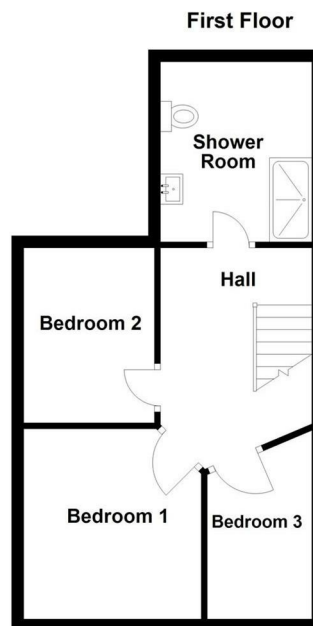
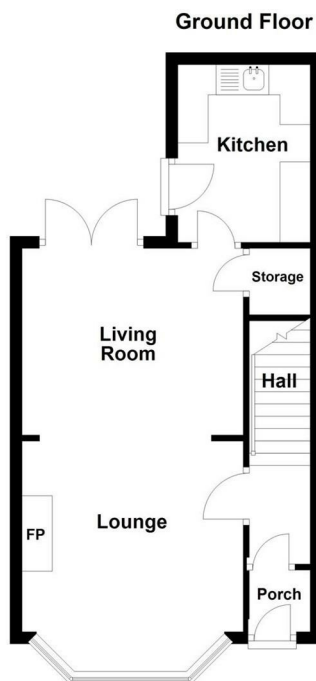
Shower Room

Comprising large shower cubicle, low flush WC, vanity unit and towel rail. Part tiled walls.

Outside

Easily maintained pebbled garden to front with shrubs. Attractive patio area to rear. Gardens in lawn, trees and shrubs.





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		71	81
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.

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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