

ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**65 BLOOMFIELD AVENUE,  
BELFAST, BT5 5AA**

**OFFERS AROUND £159,950**





This excellent red brick town terrace offers superb accommodation for families and professionals alike in the much-sought after area of Bloomfield. The three storey home is only a short walk onto the Upper Newtownards Road and the Glider bus system and the great range of local amenities, shops and restaurants all close at hand.

With generous living space and high ceilings throughout, the property offers a lounge/dining room with feature fireplace, bay window, and laminate flooring and good sized fitted kitchen. Additionally, four bedrooms over two floors and family shower room, and the added bonus of gas fired central heating and uPVC double glazing.

Ideal for both first time buyers and investors, an internal inspection is essential to fully appreciate the accommodation this property has to offer.



## Key Features

- Attractive Three Storey Town Terrace In Popular Location
- Large Open Plan Living/Dining Room With Laminate Flooring
- Fitted Kitchen With Built-In Oven And Tiled Flooring
- Four Good Sized Bedrooms Over Two Floors
- Gas Fired Heating & Double Glazed Windows
- Convenient Location Close To The Glider Bus
- Ideal First Time Buy Or Excellent Rental Investment
- Internal Viewing Essential



## Accommodation Comprises

### Entrance Hall

Tiled floor.

### Living/Dining

23'6 x 9'7

Fully tiled floor.

### Kitchen

17'9 x 6'2

Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and ceramic hob, plumbed for washing machine, fully tiled flooring, storage under stairs, PVC door to rear.

### First Floor

#### Bedroom 1

13'6 x 10'3

Laminated strip wood flooring.

#### Bedroom 2

10'6 x 7'6

### Shower Room

Comprising corner shower cubicle, low flush WC, pedestal wash hand basin. Part tiled walls, fully tiled floor.

### Second Floor

#### Bedroom 3

13'6 x 10'3

Laminated strip wood flooring. Velux window.

#### Bedroom 4

10'4 x 6'7

Velux window.

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.

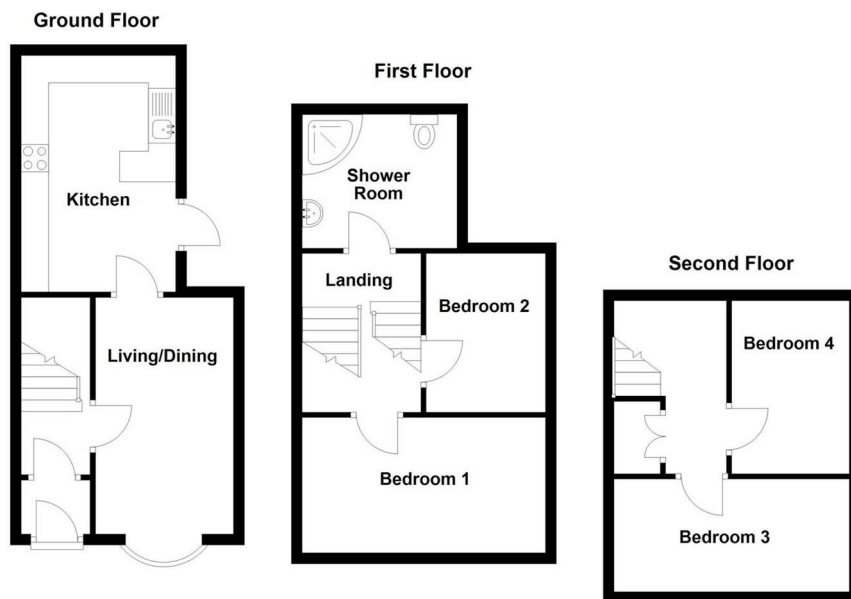
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.


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](http://www.legislation.gov.uk)







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		69	77
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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