



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**13 GEARY ROAD, GILNAHIRK,
BELFAST, BT5 7QS**

OFFERS AROUND £119,950



Located on the Geary Road in the desirable area of Gilnahirk, Belfast, this semi-detached house presents a remarkable opportunity for those looking to invest in a property with great potential. Priced to allow for considerable modernisation, this home is perfect for builders or investors eager to create a modern home.

The property boasts three well-proportioned bedrooms, and on the ground floor, you will find two reception rooms, and a kitchen.



Situated at the top of Gilnahirk Road, this home benefits from a good-sized rear garden, and oil heating and while the house requires modernisation, it offers a blank canvas for those happy to take on a project.

With its prime location and potential for enhancement, this property is ideal for a wide range of purchasers and its full potential can only be appreciated upon an internal inspection.



Key Features

- Located On Geary Road In The Desirable Gilnahirk Area Of Belfast
- Semi-Detached Property Offering Excellent Potential For Modernisation
- Ideal Opportunity For Builders, Investors, Or Buyers Seeking A Project
- Three Well-Proportioned Bedrooms
- Two Reception Rooms And A Kitchen On The Ground Floor
- Good-Sized Rear Garden, Oil-Fired Central Heating
- Convenient Location Close To A Range Of Local Amenities
- Offers A Fantastic Opportunity To Add Value And Create A Modern Home



Accommodation Comprises

Entrance Hall

Storage under stairs.

Lounge

12'3 x 10'5

Living Room

13'0 10'7

Tiled fireplace.

Kitchen

10'2 x 7'3

Range of units, single drainer stainless steel sink unit.

First Floor

Bedroom 1

10'8 x 10'3

Bedroom 2

10'4 x 8'9

Bedroom 3

10'8 x 8'0

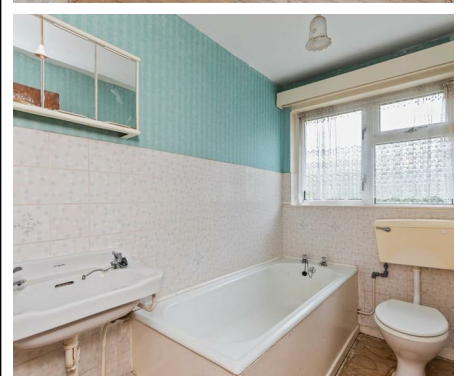
Built-in cupboard.

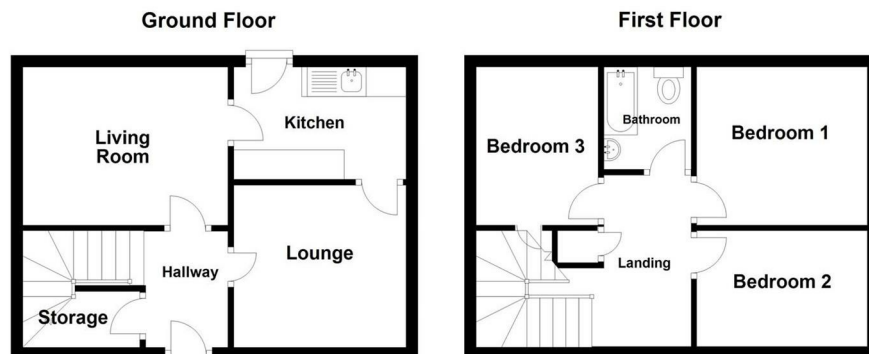
Bathroom

White suite comprising panelled bath, wash hand basin, low flush WC.

Outside

Garden to rear in lawn. Oil fired boiler. PVC oil tank.





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 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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