

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**39 GLENBROOK AVENUE,
BELFAST, BT5 5JP**

OFFERS AROUND £159,950



This well-presented home in a popular East Belfast location offers bright and well-proportioned accommodation, ideal for a range of buyers.

The ground floor comprises an entrance hall with solid strip wood flooring, leading to a spacious open plan lounge and dining area with bay window and under stair storage, creating a comfortable living space. The kitchen is fitted with an extensive range of high and low level units, a range of appliances, along with tiled flooring and access to the rear yard.

Upstairs, there are three well-proportioned bedrooms, including a main bedroom with cornice detail. The bathroom is fitted with a white suite, including a freestanding bath, walk-in shower, wash hand basin and low flush W/C. The property further benefits from double glazing and gas fired heating.

Externally, there is an enclosed rear yard providing a low maintenance outdoor space.

Located close to a range of local amenities, schools and transport links, this is a well-maintained home in a sought-after area, ideal for first-time buyers, downsizers or investors.



Key Features

- Well Presented Home In Popular East Belfast Location
- Bright And Well Proportioned Accommodation Throughout
- Spacious Open Plan Lounge And Dining Area With Bay Window
- Modern Kitchen With Integrated Appliances And Tiled Flooring
- Three Well Proportioned Bedrooms Including Main With Cornice Detail
- Bathroom With Freestanding Bath And Walk In Shower
- Double Glazing And Gas Fired Central Heating Installed
- Enclosed Rear Yard With Low Maintenance Outdoor Space



Accommodation Comprises:

Entrance Hall

PVC front door and solid strip wood flooring.

Lounge/Dining

23'5 x 9'

(Into bay)

Solid strip wood flooring, storage under stairs.

Kitchen

12'7 x 6'4

Single drainer stainless steel sink unit with mixer tap, extensive range of high and low level units, stainless steel oven with ceramic 4 ring hob, stainless steel microwave, integrated washing machine, integrated fridge freezer, fully tiled flooring, PVC back door.

Bedroom 1

13'5 x 9'7

Cornice ceiling.

Bathroom

White suite comprising: freestanding bath with feature chrome mixer tap and hand held shower, pedestal wash hand basin with mixer tap, low flush W/C, large walk in shower, part tiled walls, fully tiled flooring, recessed spotlighting.

Bedroom 2

12'3 x 9'9

Bedroom 3

10'3 x 7'9

Velux window.

Outside

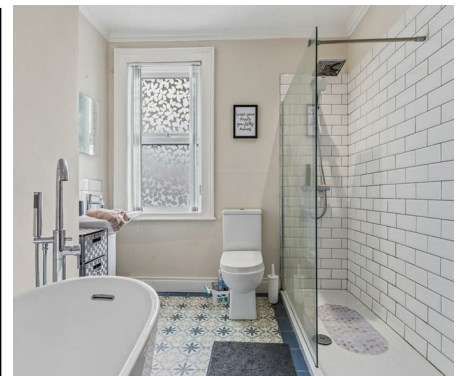
Enclosed rear yard.

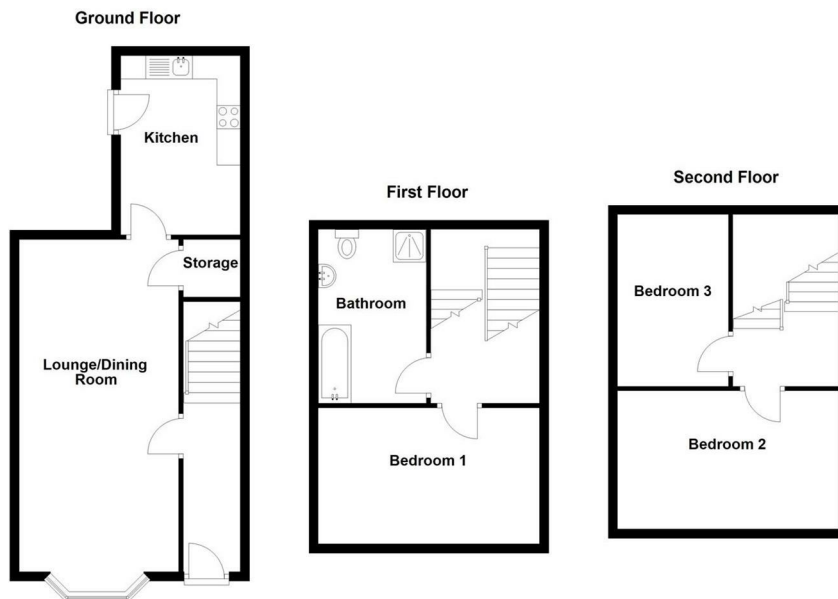
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland			67
		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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