

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

**028 9047 1515**

[ballyhackamore@ulsterpropertysales.co.uk](mailto:ballyhackamore@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 SUMMERHILL PARADE,  
BELFAST, BT5 7HF**

**OFFERS AROUND £199,950**





A spacious and well presented semi-detached property in the Stormont area, offering superb family accommodation close to the Stormont Estate and the many amenities close by.

The property comprises spacious through lounge dining with double doors leading to utility room and kitchen, both with high and low level units with granite effect work surfaces, with the kitchen also offering patio doors leading to large garden with artificial grass and a paved area. On the first floor, three good size bedrooms and a white bathroom suite with panelled bath with telephone shower over. Further benefits include gas fired central heating and double glazing throughout.

Ideally located close to a range of local amenities in Stormont and Ballyhackamore and on the Glider bus route into Belfast city centre, this property is sure to appeal to a variety of purchasers. Early viewing is recommended to avoid disappointment.



## Key Features

- Excellent Semi-Detached Property In Popular Location
- Spacious Through Lounge/Dining Room
- Kitchen With Separate Utility And Patio Doors To Rear
- Three Good Size Bedrooms To The First Floor
- White Bathroom Suite With Shower Over Bath
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Driveway And Large Garden To Rear With Patio Area
- Convenient Location Close To A Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring.

#### Through Lounge

19'9 x 8'9

Leading to kitchen dining.

#### Kitchen/Dining

13'3 x 9'4

Range of high and low level units, wood laminate worksurfaces, stainless steel sink unit with mixer tap, freestanding fridge freezer, part tiled walls.

#### Utility Room

7'8 x 5'3

Range of high and low level units, stainless steel sink unit with mixer taps, wood laminate work surfaces, freestanding dishwasher, freestanding washing machine.

### First Floor

#### Bedroom 1

10'6 x 8'6

#### Bedroom 2

8'9 x 8'6

#### Bedroom 3

6'3 x 5'6

#### Bathroom

White suite comprising of panelled bath with shower over and mixer tap, pedestal wash hand basin, low flush WC. Part tiled walls, extractor fan.

#### Outside

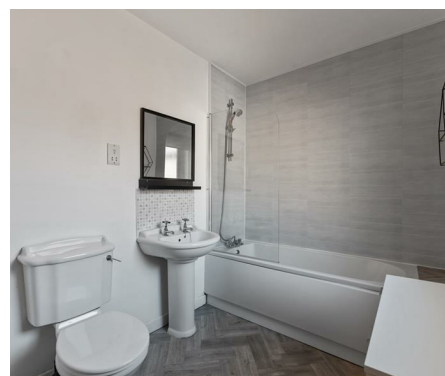
Paved driveway for off street parking. Paved area to rear leading to artificial grass area.

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)







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanitUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
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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