



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 WHINCROFT ROAD, BELFAST,
BT5 7JZ**

OFFERS AROUND £159,950



This three bed end-terrace property, situated on Whincroft Road is a well maintained home offering comfortable accommodation in a convenient residential location.

The ground floor comprises a welcoming entrance hall with wood laminate flooring and useful storage under the stairs. To the front is a bright living room, while to the rear a spacious lounge and dining area provides an excellent everyday living space with patio doors opening to the garden. The kitchen is fitted with a range of high and low level units with marble effect work surfaces, an inset stainless steel sink with mixer tap, integrated extractor hood, and space for a cooker, fridge/freezer and dishwasher. The kitchen also features part tiled walls and tiled flooring.

Upstairs there are three well proportioned bedrooms, all with built in storage, including one with mirrored sliding robes and laminate flooring. The modern bathroom comprises a white suite including bath with electric shower and screen, vanity unit with illuminated mirror, low flush WC, porcelain tiled floor and chrome wall mounted radiator.

From the landing, a staircase leads to a floored and sheeted roofspace with two Velux windows, providing useful additional space. Further benefits include PVC double glazing and oil fired central heating.

Outside, the front of the property is finished with brick paviour and a flower bed to the side. The enclosed rear garden includes a patio area leading to a raised paved section. A brick shed houses the oil fired boiler and provides plumbing for a washing machine, with an alleyway to the side for access.

Key Features

- Well Presented Three Bedroom Home In Popular Residential Location
- Bright Living Room And Spacious Lounge Dining Area With Patio Doors
- Kitchen With Range Of Units And Marble Effect Work Surfaces
- Three Well Proportioned Bedrooms With Built In Storage
- Modern Bathroom With White Suite And Electric Shower
- Floored And Sheeted Roofspace With Two Velux Windows
- PVC Double Glazing And Oil Fired Central Heating
- Enclosed Rear Garden With Patio Area And Brick Shed



Accommodation Comprises

Entrance Hall

Wood laminate flooring, cupboard under stairs.

Living Room

12'6 x 10'4

(At widest point)

Wood laminate flooring.

Lounge/Dining Room

14'1 x 12'

Wood laminate flooring, patio doors to rear garden.

Kitchen

10'4 x 7'4

Range of high and low level units, marble effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, space for cooker, integrated extractor hood, space for fridge/freezer, plumbed for dishwasher, part tiled walls, tiled flooring.

First Floor Landing

Hot press, cupboard with staircase to roofspace.

Bedroom 1

14'1 x 8'8

Built in cupboard.

Bedroom 2

12'9 x 9'7

(At widest point)

Includes range of built in robes with sliding mirrored doors, wood laminate flooring.

Bedroom 3

10'9 x 10'6

Built in robes.

Bathroom

Modern white suite comprising: Bath with tiled panel, electric shower and shower screen. Vanity unit with mixer tap and illuminated mirror, low flush WC, part tiled walls, porcelain tiled flooring, extractor fan, chrome feature wall mounted radiator.

Roofspace

Staircase to floored and sheeted roofspace with two Velux windows.

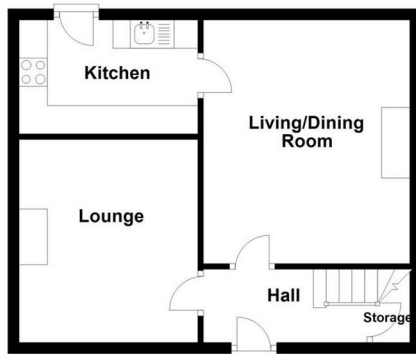
Outside

Brick paviour area to front and flower bed to side. Enclosed rear garden, patio area leading to raised paved area, brick shed housing oil fired boiler with plumbing for washing machine, alleyway to side.

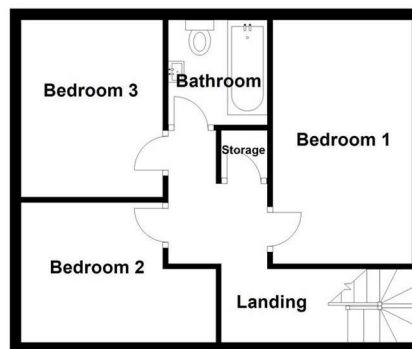




Ground Floor



First Floor



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		58	67
(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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