

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**54 GLENVARLOCK STREET,
BELFAST, BT5 5GS**

OFFERS AROUND £89,950



This attractive red brick terrace home is located in the ever popular area of East Belfast and offers bright and spacious accommodation.

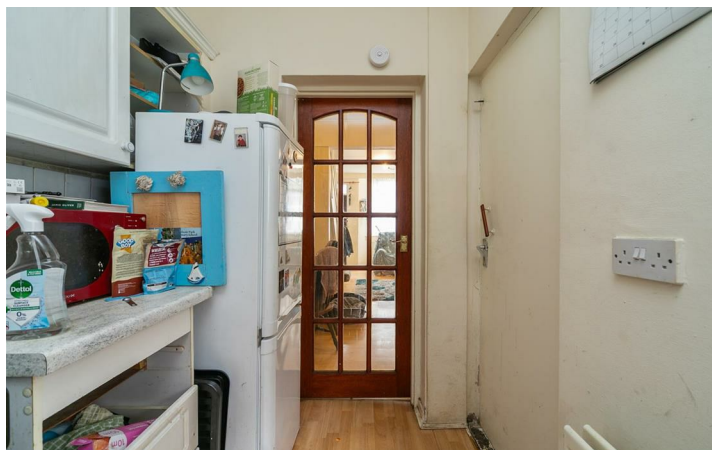
The property comprises large open plan living room with laminate flooring, and a fitted kitchen with high and low level units and partly tiled walls. On the first floor, there are two bedrooms and a shower room with white suite.

The property further benefits from double glazing and gas fired central heating. We are sure this deceptive property will appeal to a wide range of purchasers including investors and first time buyers and we strongly recommend an internal inspection to fully appreciate all this home has to offer.



Key Features

- Attractive Mid Terrace In A Popular Location
- Large Open Plan Living/Dining Room
- Fitted Kitchen With Oven & Hob
- Two Bedrooms And Shower Room To First Floor
- Gas Heating And uPVC Double Glazing
- Close To Road Networks And Local Amenities
- Priced For Some Updating
- Ideal For First Time Buyers Or Rental Investment



Accommodation Comprises

Living Room

22'3 x 10'4

(Into Bay)

Laminate wood flooring.

Kitchen

10'3 x 5'8

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, partly tiled walls, laminate wood flooring.

First Floor

Landing

Bedroom 1

13' x 9'

Bedroom 2

10'6 x 5'7

Shower Room

White suite comprising, shower cubicle with electric shower unit, low flush WC, pedestal wash hand basin, part tiled walls.

Outside

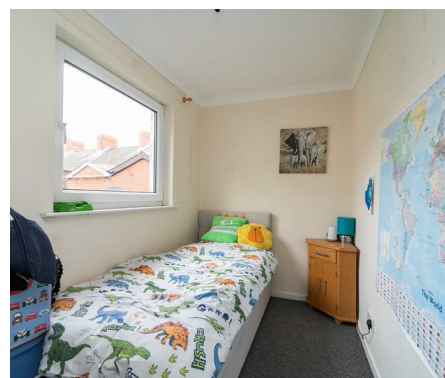
Enclosed rear yard.

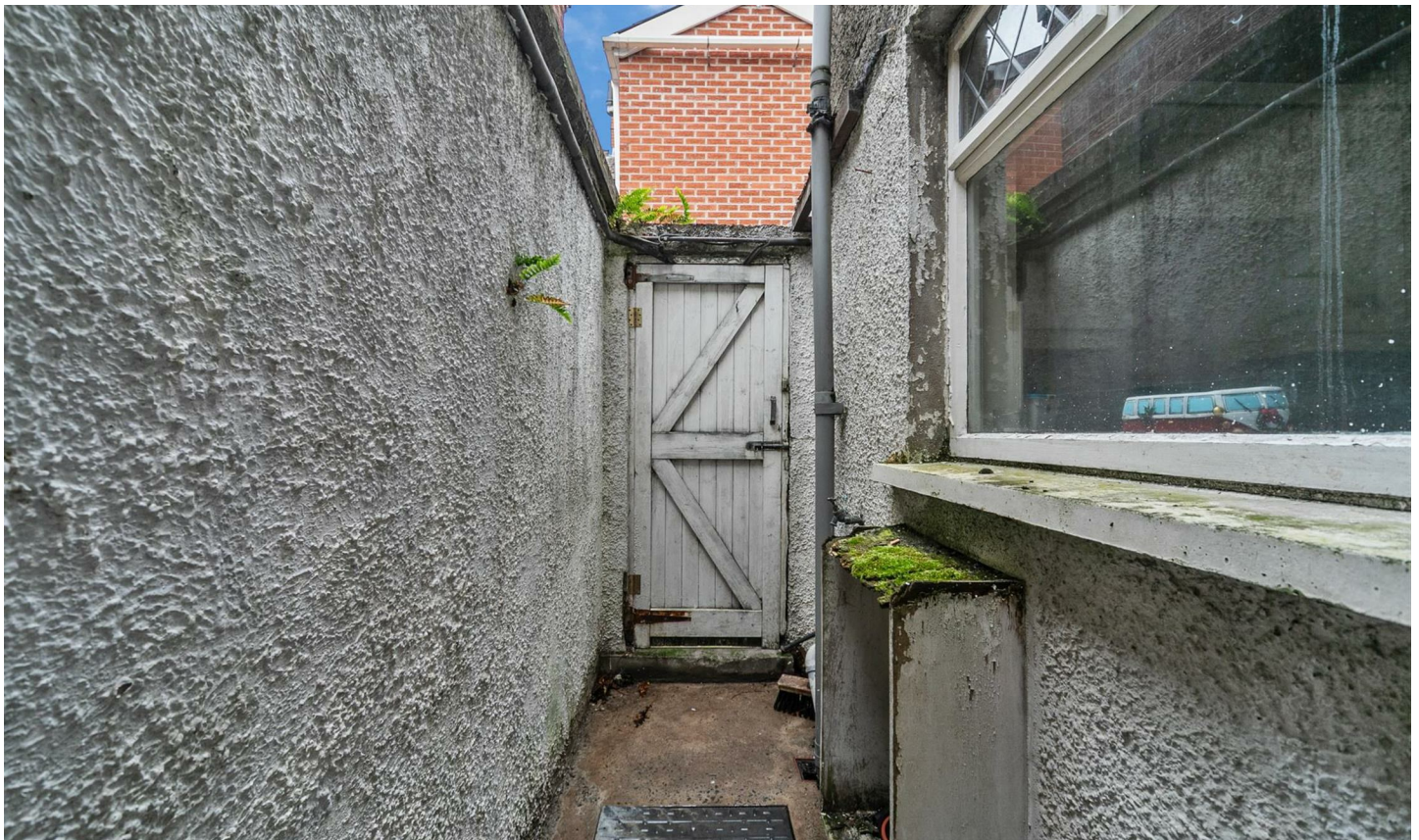
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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.

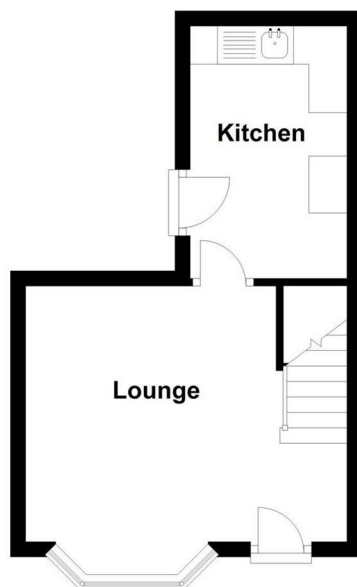
You can find more information about the legislation at www.legislation.gov.uk





First Floor

Ground 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		
(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.

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RENTAL DIVISION
028 9070 1000



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