

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

OFFERS OVER £125,000



A charming mid-terrace property located in the popular Bloomfield area, priced for sympathetic updating. The property opens into a porch and entrance hall with solid wood flooring, leading to a bright living and dining area with an electric fire and under-stairs storage. The kitchen offers a practical layout with a range of units, integrated oven and hob, stainless steel extractor, and plumbing for a washing machine, with a door to the rear yard.

Upstairs, the first floor has two bedrooms, one including built in storage, and a bathroom with a white suite comprising a low flush WC, pedestal wash hand basin, and panelled bath, with part-tiled walls and wall mounted fan heater. The second floor provides two additional bedrooms, offering flexible accommodation. Outside, the enclosed rear yard includes a PVC oil tank and oil-fired boiler. Priced to allow for modernisation with generous living space, and a convenient location close to schools, shops, and transport links, this home provides an ideal opportunity to renovate and personalise.

Key Features

- Mid-Terrace Home Located In The Popular Bloomfield Area, Priced For Updating
- Entrance Hall Featuring Solid Wood Flooring Leading To Living Space
- Bright Living And Dining Area With Electric Fire And Under-Stairs Storage
- Kitchen With Range Of Units, Integrated Oven, Hob, And Rear Door
- First Floor Includes Two Bedrooms One With Built In Storage
- Bathroom Features Low Flush WC, Pedestal Wash Hand Basin, Panelled Bath, Part-Tiled Walls
- Second Floor Offers Two Additional Bedrooms
- Enclosed Rear Yard With PVC Oil Tank And Oil-Fired Boiler



Accommodation Comprises

Entrance Porch

Tiled flooring.

Entrance Hall

Solid wood flooring.

Living/Dining

23'4" x 10'5"

Solid wood flooring, electric fire with tiled heart and wooden mantle, under stairs storage.

Kitchen

13'4" x 5'10"

Excellent range of high and low level units, integrated oven, 4 ring ceramic hob and stainless steel extractor fan, inset single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine, part tiled walls, fully tiled flooring. PVC door to rear.

First Floor Landing

Bedroom 1

13'4" x 9'8"

Bedroom 2

10'3" x 6'10"

Built in storage, hot press.

Bathroom

White suite comprising: Low flush WC, pedestal wash hand basin and panelled bath. Part tiled walls and wall mounted fan heater.

Second Floor Landing

Bedroom 3

12'2" x 9'6"

Bedroom 4

10'2" x 7'6"

Outside

Enclosed rear yard, PVC oil tank, oil fired boiler.

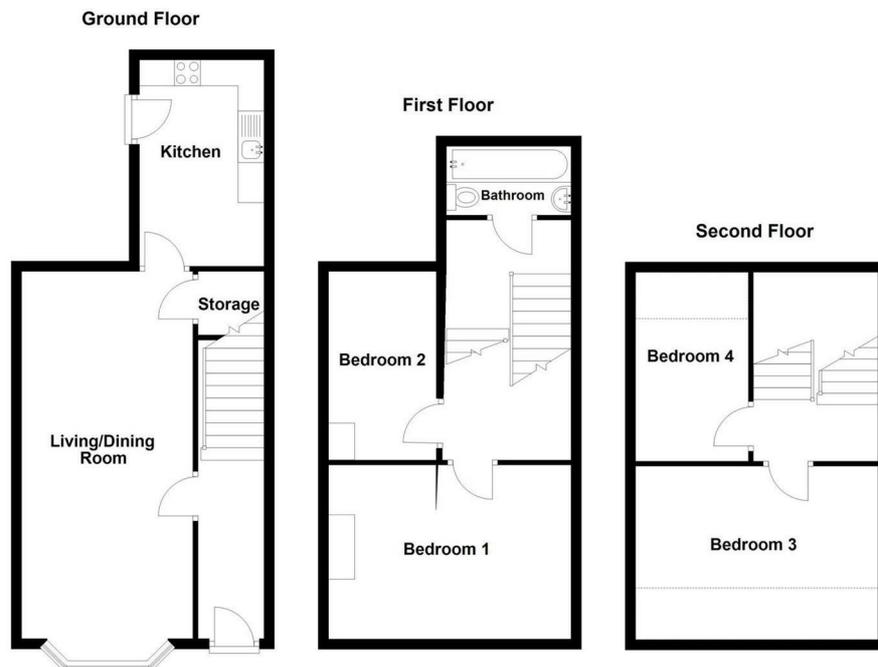
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		51	
(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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