



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



2 VICTORIA CLOSE, BELFAST, BT4 1PF

OFFERS AROUND £219,950

Nestled in the charming Victoria Close, off the Hollywood Road, Belfast, this attractive red brick semi-detached home offers a delightful blend of comfort and style. The property features a well-appointed reception room, and the heart of the home is the attractive fitted kitchen, which seamlessly integrates with the dining area, making it perfect for modern living.

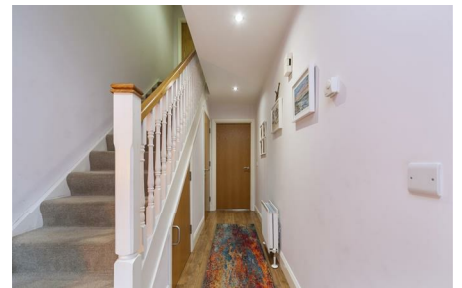
This residence boasts three spacious bedrooms, including main bedroom with en-suite shower room, plus the family bathroom. Additionally, a Slingsby style ladder leading to a partially floored roofspace and benefits from gas heating and double glazing. Designed to be energy efficient, this home is insulated throughout to the very latest energy efficient standards and comes with solar and gas powered hot water and central heating.

Outside, you will find a driveway that accommodates one vehicle, along with a lovely rear garden that offers a private outdoor space. This home is ideal for those seeking a comfortable living environment in a friendly neighbourhood. With its appealing features and convenient location, this property is a wonderful opportunity for families or individuals looking to settle in Belfast.



Key Features

- Beautifully Presented Red Brick Semi-Detached Home
- Modern Fitted Kitchen With Integrated Appliances And Open Plan To Dining
- Family Bathroom With Bath, Separate Shower And Tiled Floor
- Driveway to Side And Private Garden To Rear
- Good Sized Living Room With Laminate Flooring
- Three Bedrooms, Main Bedroom With Ensuite Shower Room
- Solar (Water) And Gas Heating And uPVC Double Glazing
- Convenient Location Close To A Range Of Amenities



Accommodation Comprises

Entrance Hall

Laminate strip wood flooring. Cloak space under stairs.

Cloakroom

Low flush WC, pedestal wash hand basin, tiled floor.

Living Room

12'9 x 9'6

Laminate strip wood flooring.

Kitchen/Dining Room

16'6 x 14'5

Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and gas hob, integrated fridge freezer, washing machine and dishwasher, part tiled walls, fully tiled flooring, recessed spotlighting, PVC door to rear.

First Floor

Landing

Slingsby type ladder to partially floored roofspace.

Bedroom 1

11'4 x 9'6

En-Suite

Comprising shower cubicle, low flush WC and pedestal wash hand basin. Part tiled walls, fully tiled floor.

Bedroom 2

10'0 x 8'5

Bedroom 3

9'6 x 7'8

Built-in cupboard.

Bathroom

White suite comprising panelled bath, shower cubicle, low flush WC and pedestal wash hand basin. Part tiled walls, fully tiled floor.

Outside

Patio to rear. Attractive garden in lawn.

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.

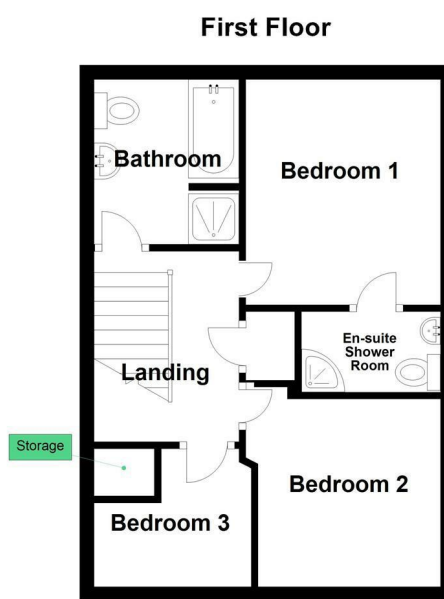
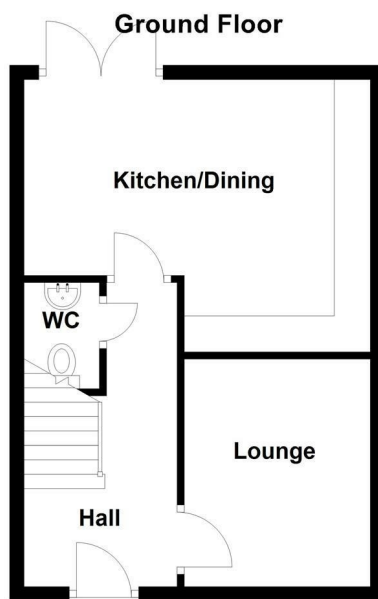
You can find more information about the legislation at www.legislation.gov.uk











| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 84 | 84 |
| (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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