

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

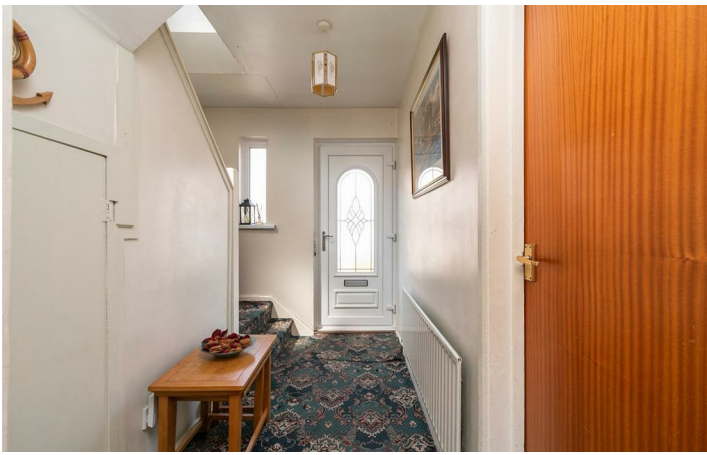
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**17 ORANGEFIELD GARDENS,
BELFAST, BT5 6DP**

OFFERS AROUND £179,950



Located in a quiet cul-de-sac within the sought-after Orangefield Gardens area, this charming red brick semi-detached home offers an excellent opportunity for a wide range of buyers looking to add their own touch on this property.

Comprising two spacious reception rooms, fitted kitchen and three well-proportioned bedrooms plus a white bathroom suite. Further benefits include oil fired central heating and double glazing.

Externally, the home benefits from a driveway to the front providing off-street parking, along with attractive gardens. The location is only a short walk to Ballyhackamore, and it's excellent range of amenities including the Glider Bus System. The property has been priced to allow for some updating and it is essential to view internally to appreciate fully all this home has to offer.



Key Features

- Red Brick Semi Detached Home In Cul-De-Sac Location
- Two Reception Rooms Plus Breakfast Area In Kltchen
- Fitted Kitchen With Range Of Units Overlooking Rear Garden
- Oil Fired Central Heating & uPVC Double Glazing
- Attractive Gardens To Front & Rear
- Priced To Allow For Some Updating
- Excellent Location Within Walking To Ballyhackamore
- Ideal For a Wide Range Of Purchasers



Accommodation Comprises

Entrance Hall

PVC front door. Storage under stairs.

Lounge

10'0 x 10'0

Living Room

10'0 x 10'0

Kitchen

14'4 x 7'6

Range of high and low level units, single drainer stainless steel sink unit, plumbing for washing machine, space for cooker, part tiled walls.

First Floor

Bedroom 1

10'0 x 9'0

Bedroom 2

11'3 x 10'6

Bedroom 3

10'8 x 7'7

Bathroom

White suite comprising panelled bath, wash hand basin and low flush WC. Part tiled walls.

Outside

Attractive garden to rear in lawn. PVC oil tank. Boiler house with 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.

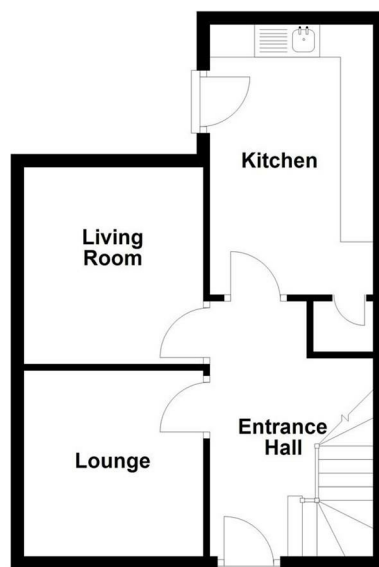
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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

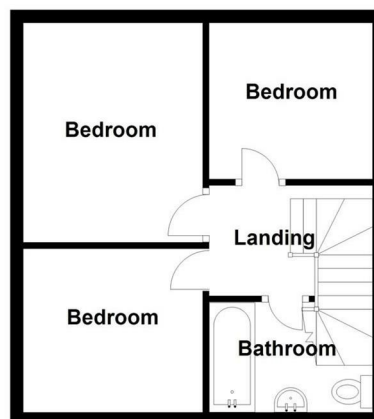




Ground Floor



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 | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | 50 | 76 |
| | | 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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