

ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**9 KNOCK GROVE, BELFAST, BT5  
6GF**

**OFFERS AROUND £154,950**





Beautifully presented throughout offering bright, spacious accommodation, this attractive red brick terrace is located in a popular location, only a short walk from Ballyhackamore and its super range of bars, shops and restaurants.

Comprising, entrance hall leading to a good sized living room with attractive wood flooring and an attractive fitted kitchen with range of units and space for a range cooker, leading to an excellent utility area which offers extra storage units and plumbing for a washing machine.

Upstairs the property has three good sized bedrooms and a beautiful bathroom, with a "Shower Bath" and feature rain fall head built into the ceiling, partly tiled walls and feature mirror. To the rear the property benefits from an excellent rear garden with large patio area, wooden decking and feature artificial grass area and large shed.

Ideal for young couples, first time buyers and investors an internal inspection is essential to appreciate fully all this fine home has to offer.



## Key Features

- Beautifully Presented Red Brick Mid Terrace In Popular Location
- Good Sized Living Room With Wooden Flooring
- Attractive Kitchen With Breakfast Bar, Plus Utility Room
- Three Bedrooms, Two With Range Of Built In Wardrobes
- Gas Fired Central Heating And Double Glazing
- Attractive Garden To Rear, In Patio And Artificial Grass
- Ideal For Young Couple Or First Time Buyers
- Must Be Viewed To Fully Appreciate



### Accommodation Comprises

#### Entrance Hall

#### Living Room

18' x 10'4

Solid strip wood flooring, hole in wall fireplace with cast iron stove (currently not in use), recessed spotlights.

#### Kitchen/Dining

13'7 x 10'5

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer taps, space for range cooker, stainless steel extractor fan, plumbed for dishwasher, breakfast bar, integrated coffee machine, integrated wine fridge, solid strip wood flooring, storage under stairs, open to;

#### Utility

7'3 x 5'9

Range of units, plumbed for washing machine, solid strip wood flooring.

#### First Floor Landing

#### Bedroom 1

12' x 10'3

Range of built in robes, solid strip wood flooring.

#### Bedroom 2

10'3 x 9'4

Range of built in robes.

#### Bedroom 3

8'2 x 7'2

Built in robe, laminate wood flooring.

#### Bathroom

White suite comprising: Panelled bath with mixer taps, overhead shower and telephone hand shower, shower screen, wash hand basin on feature pedestal, part tiled walls, heated towel rail, vanity mirror.

#### Separate WC

Low flush WC, part tiled walls.

#### Outside

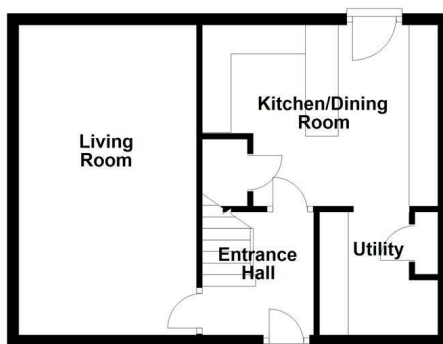
Attractive gardens to rear with large patio area and decking, artificial grass and shed.



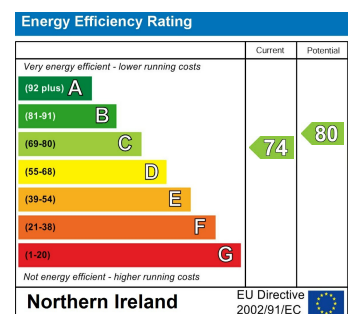
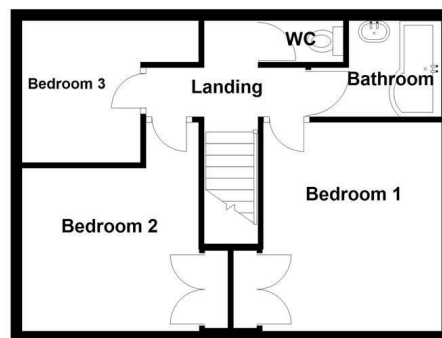




Ground Floor



First Floor



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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