



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**53 ORANGEFIELD AVENUE,  
BELFAST, BT5 6DH**

**OFFERS AROUND £220,000**





This attractive red brick semi-detached property offers well-presented and comfortable accommodation, ideal for families, first-time buyers, or investors alike. Internally, the home is bright and well laid out, with modern finishes throughout.

The accommodation comprises a welcoming entrance hall with wood laminate flooring and useful under-stairs storage. The lounge features a stylish wall-mounted electric fireplace and wood laminate flooring, flowing through to the dining room, which provides an excellent space for everyday living and entertaining. The kitchen is well equipped with a range of high and low level units, granite-effect work surfaces, illuminated display cabinet, built-in oven, ceramic hob with stainless steel extractor hood, and space for both a fridge/freezer and washing machine.

On the first floor there are three well-proportioned bedrooms, all finished with wood laminate flooring. The modern bathroom is fitted with a white suite including bath with shower and screen, vanity unit, low-flush WC, chrome feature radiator, and contemporary tiled finishes.

Externally, the property benefits from a stone-finished front area with gated driveway to the side leading to a detached garage with power and lighting. The enclosed rear garden offers a low-maintenance layout with patio area, artificial grass lawn, and flower beds.

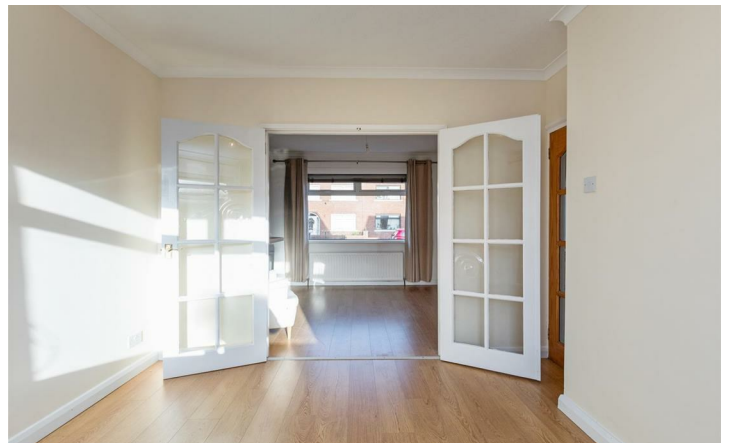
Early viewing is recommended to fully appreciate this well-maintained home.





## Key Features

- Attractive Red Brick Semi-Detached Home
- Three Well-Proportioned Bedrooms
- Lounge With Wall-Mounted Electric Fireplace
- Modern Fitted Kitchen With Integrated Oven And Hob
- Contemporary Bathroom With Shower And Chrome Radiator
- Gated Driveway And Detached Garage With Power And Light
- Enclosed, Low-Maintenance Rear Garden
- Ideal For Families, First-Time Buyers, Or Investors



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring, under stairs storage cupboard.

#### Lounge

11'11" x 11'

(at widest point)

Attractive wall mounted electric fireplace, wood laminate flooring, doors to:

#### Dining Room

11'5" x 10'

Wood Laminate flooring.

#### Kitchen

12'11" x 7'2"

Excellent range of high and low level units including illuminated display cabinet, granite effect work surfaces. Inset 1 1/4 basin with single drainer stainless steel sink unit with mixer tap, built in under oven with ceramic hob and stainless steel extractor hood. Space for fridge/freezer, plumbed for washing machine, part tiled walls, recessed spotlights.

### First Floor

#### Landing

#### Bedroom 1

11'6" x 9'9"

Wood laminate flooring.

#### Bedroom 2

11' x 9'9"

Wood laminate flooring.

#### Bedroom 3

8' x 7'5"

Built in cupboard with gas fired boiler.

#### Bathroom

Modern white suite comprising: Bath with tiled panelling and mixer tap, built in shower and shower screen. Vanity unit with mixer tap, low flush WC, fully tiled walls, ceramic tiled flooring and PVC panelled ceiling with recessed spotlights. Feature chrome wall mounted radiator, extractor fan.

#### Outside

Stone area to front with gated driveway to side. Enclosed rear garden with concrete area leading to artificial grass lawn, flower beds.

#### Detached Garage

15'3" x 9'3"

Power and light, up and over door.

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.

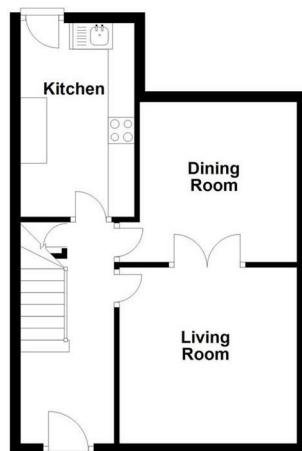
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)

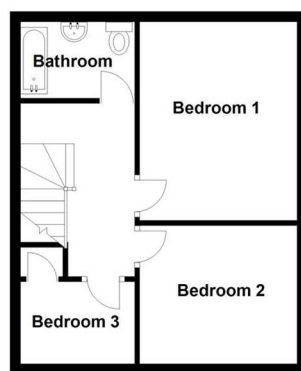




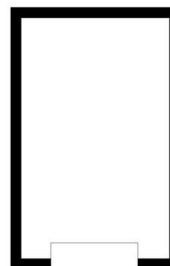
Ground Floor



First Floor



Garage



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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