



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**27 BELMONT AVENUE WEST,
BELFAST, BT4 3DG**

OFFERS AROUND £125,000



27 Belmont Avenue West is an attractive two-bedroom mid-terrace house located in a highly sought-after area of Belfast. This property presents an excellent opportunity for builders and investors, particularly those looking to modernise a home in a vibrant community.

As you enter, you will find a spacious open-plan living and dining room, and a fitted kitchen plus the two well-proportioned bedrooms and a good sized bathroom on the first floor, plus access to an attic room. The property benefits from gas heating and double glazing and its prime location offers easy access to major road networks and bus routes, making commuting a breeze.

It is important to note that the property is priced to reflect the potential for modernisation, and there is a known structural issue at the rear. As such, we are currently accepting CASH OFFERS ONLY. This presents a unique chance for those with vision to transform this house into a stunning home or a lucrative investment, internal viewing is essential.



Key Features

- Two-Bedroom Mid-Terrace Home In A Highly Sought-After Area Of Belfast
- Excellent Opportunity For Builders, Investors, Or Those Seeking A Project
- Spacious Open-Plan Living And Dining Area
- Two Well-Proportioned Bedrooms And A Good-Sized Bathroom
- Benefits From Gas Heating And Double Glazing Throughout
- Convenient Location With Easy Access To Major Road Networks
- Priced To Reflect Need For Modernisation And Known Structural Issue At Rear
- CASH OFFERS ONLY



Accommodation Comprises

Entrance Hall

Laminate wood flooring.

Living/Dining Room

11'6 x 9'5

(Into Bay)

Sanded and varnished stip wood flooring, attractive fireplace.

Kitchen

15 x 7'8

Range of high and low level units, single drainer stainless steel sink unit with mixer taps, built in stainless steel over and four ring gas hob. Breakfast bar, partly tiled walls, fully tiled flooring, plumbed for washing machine. Storage under stairs.

First Floor Landing

Access to attic room, storage cupboard housing gas fired boiler.

Bedroom 1

13'6 x 10'

Bedroom 2

9' x 8'6

Bathroom

White suite comprising: Panelled bath with shower over bath and shower screen, pedestal wash hand basin with tiled splashback, low flush WC, partly tiled walls.

Attic Room

12'3 x 10'5

Sanded and varnished strip wood flooring, power and light, radiator.

Outside

Small paved area to front, enclosed rear yard.

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.

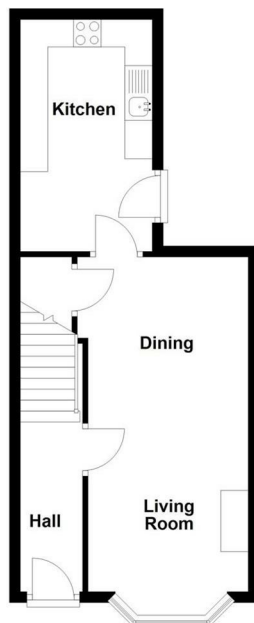
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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

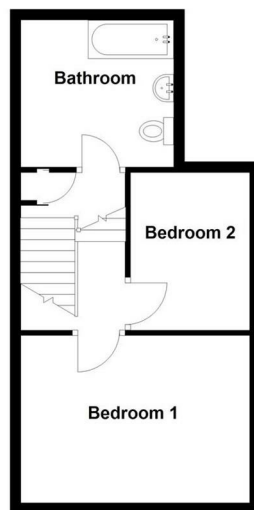




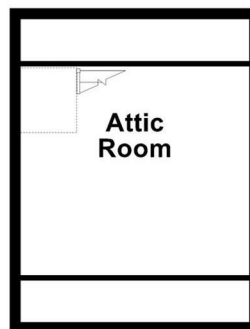
Ground Floor



First Floor



Second 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		55	64
(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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