

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**103 STRANDBURN DRIVE,  
BELFAST, BT4 1NB**

**OFFERS AROUND £139,950**



Located in the highly sought-after Strandburn Drive area of Belfast, this beautifully presented end terrace home offers an excellent opportunity for first-time buyers, families, or investors alike.

The property features a spacious L-shaped living and dining room with modern laminate flooring, creating a bright and welcoming space, and leads to the fitted kitchen which includes a good range of units along with a built-in oven and hob. Upstairs, there are three bedrooms and a white bathroom suite with shower above the bath and externally, the property benefits from a private rear garden, perfect for outdoor enjoyment or hosting gatherings. Additional features include oil-fired central heating and mostly double-glazed windows.

With its fantastic location, not far from Belmont and its range of shops & restaurants this lovely home on Strandburn Drive is sure to attract strong interest. Early viewing is highly recommended.



## Key Features

- Beautifully Presented End-Terrace Home In The Sought-After Strandburn Drive
- Excellent Opportunity For First-Time Buyers, Families, Or Investors Alike
- Spacious L-Shaped Living And Dining Room With Modern Laminate Flooring
- Fitted Kitchen With A Good Range Of Units, Built-In Oven, And Hob
- Three Well-Proportioned Bedrooms On The First Floor
- Modern White Bathroom Suite With Shower Over Bath
- Private Rear Garden Plus Oil-Fired Central Heating And Mostly Double-Glazed Windows
- Early Viewing Highly Recommended



## Accommodation Comprises

### Entrance Hall

Hard wood front door, cloaks under stairs.

### Living/Dining

20'9 x 14'3

Laminate wood flooring in Herringbone style,

### Kitchen

10'5 x 6'

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, integrated under oven, ceramic hob and extractor fan. Part tiled walls, laminate wood flooring

## First Floor Landing

### Bedroom 1

9'9 x 9'

### Bedroom 2

9'8 x 8'8

### Bedroom 3

6'5 x 5'7

## Bathroom

White suite comprising: Panelled bath with Triton electric shower unit, pedestal wash hand basin, low flush WC, part tiled walls. Hot press.

## Outside

Easily maintained gardens to front in artificial lawn. Covered yard to rear with oil fired boiler and plumbing for washing machine leading to rear garden with feature decked area and patio area. Hedging and artificial lawn PVC oil tank.

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.

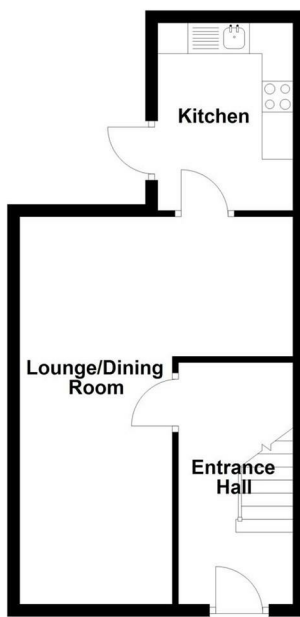
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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

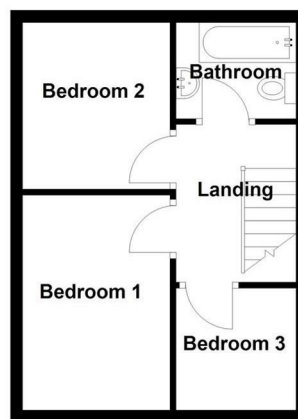




Ground Floor



First Floor



| 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                            |  | 52                      | 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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