

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**193 CONNSBROOK AVENUE,
BELFAST, BT4 1JY**

OFFERS AROUND £139,950



This attractive red brick mid-terrace home is ideally situated in a popular and convenient location, close to local amenities, schools, and excellent transport links and is only a short walk onto the Hollywood Road.

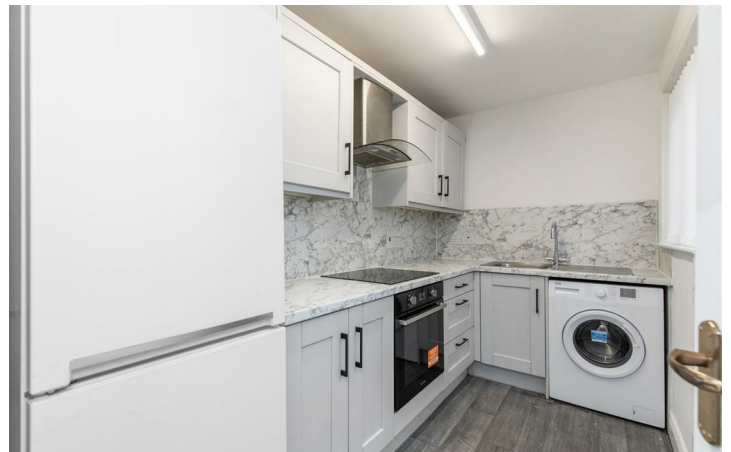
The accommodation offers a spacious and versatile layout, featuring an L-shaped living room through to a dining area with laminate flooring, and leads to the fitted kitchen which provides a good range of units and work surfaces. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

The property further benefits from gas fired central heating and double glazing throughout and represents an ideal opportunity for first-time buyers or those seeking an investment property in a sought-after area. An internal inspection is essential to appreciate fully all this fine home has to offer.



Key Features

- Attractive Red Brick Mid-Terrace Home
- L-Shaped Living Room Dining Area
- Fitted Kitchen With A Range Of Units And Work Surfaces
- Three Well-Proportioned Bedrooms & Family Bathroom
- Gas Fired Central Heating & Double Glazed Windows
- Situated In A Popular And Convenient Location Close To Amenities
- Ideal Investment Opportunity Or Perfect For First-Time Buyers
- Viewing Recommended To Appreciate Fully



Accommodation Comprises

Entrance Hall

PVC front door, laminate wooden flooring, storage under stairs.

Living/Dining

19'9 x 14'8

'L Shaped', laminated wooden flooring, fireplace.

Kitchen

10'4 x 5'7

Modern range of high and low level units with laminate marble effect work surfaces, single drainer stainless steel sink unit, integrated under oven with 4 ring ceramic hob and stainless steel extractor fan, plumbed for washing machine, PVC door to rear yard.

First Floor Landing

Bedroom 1

9'9 x 8'9

Bedroom 2

9'9 x 9'

Bedroom 3

6'6 x 5'7

Bathroom

White suite comprising: Panelled bath with 'Red Ring' electric shower unit, pedestal wash hand basin, low flush WC, built in storage housing gas fired boiler.

Outside

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.

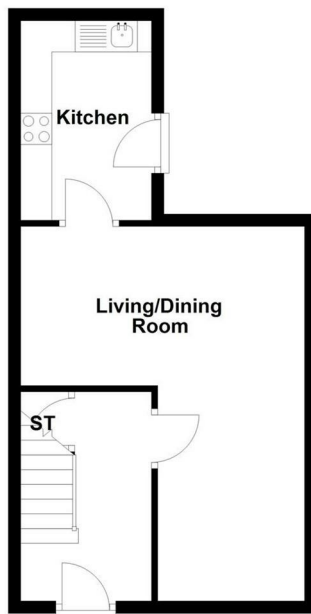
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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

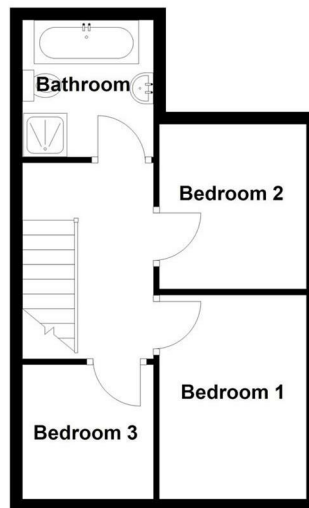




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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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