

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**107 MADRID STREET, BELFAST,
BT5 4EB**

OFFERS AROUND £189,950



This attractive four bedroom mid terrace property benefits from gas fired central heating and double glazed windows throughout. The accommodation is laid out over three floors and offers practical, well maintained living space.

The ground floor comprises an entrance hall with tiled flooring, a spacious living and dining room with tiled floor, and a fitted kitchen with a good range of units, stainless steel oven and gas hob, integrated fridge freezer and washing machine, stainless steel sink and gas boiler. A shower room is also located on this level with corner shower, wash hand basin with vanity unit and low flush WC.

On the first floor there are two bedrooms, both with laminated strip wood flooring, and a bathroom fitted with a white suite including bath, vanity unit and WC. The second floor provides two further bedrooms, again with laminated strip wood flooring, one of which benefits from a Velux window.

Externally there is an enclosed rear yard, and overall the property offers generous and flexible accommodation suitable for a range of buyers.



Key Features

- Four Bedroom Mid Terrace Home With Gas Fired Central Heating
- Double Glazed Windows Throughout
- Spacious Living And Dining Room With Tiled Flooring
- Fitted Kitchen With Integrated Appliances And Gas Hob
- Ground Floor Shower Room And First Floor Bathroom
- Accommodation Arranged Over Three Well Proportioned Floors
- Four Bedrooms Finished With Laminate Strip Wood Flooring
- Enclosed Private Yard To The Rear



Accommodation Comprises

Entrance Hall

Tiled floor.

Living/Dining Room

24'8 x 10'8

(into bay) Fully tiled floor.

Kitchen

9'6 x 7'5

Excellent range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and gas 4 ring hob, integrated fridge/freezer, integrated washing machine, gas boiler.

Shower Room

Corner shower cubicle comprising pedestal wash hand basin, vanity unit, low flush WC, panelled walls.

First Floor

Bedroom 1

14'6 x 11'4

Laminated strip wood flooring.

Bedroom 2

10'0 x 8'8

Laminated strip wood flooring.

Bathroom

White suite comprising panelled bath, vanity unit, low flush WC, panelled walls.

Second Floor

Bedroom 3

13'3 x 11'5

Laminated strip wood flooring.

Bedroom 4

10'0 x 7'6

Laminated strip wood flooring. Velux window.

Outside

Enclosed yard to rear.

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





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		73	79
		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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