

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**61 TEMPLEMORE STREET,
BELFAST, BT5 4SB**

OFFERS AROUND £129,950



A well-presented mid terrace home located off the Albertbridge Road. The property is entered via an entrance porch leading into a welcoming living room, finished with laminate strip wood flooring and benefiting from useful under-stairs storage. The living room flows seamlessly into a modern, well-equipped kitchen fitted with a range of high and low level units, oven and ceramic four-ring hob, along with plumbing for a washing machine.

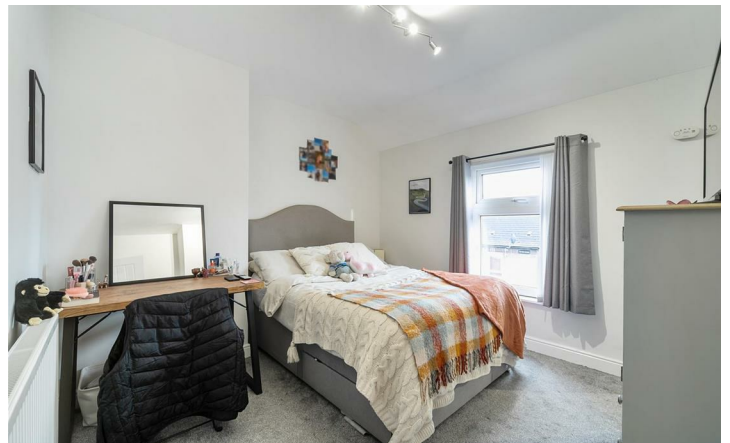
To the first floor, the property offers two well-proportioned bedrooms, with the principal bedroom featuring a built-in wardrobe. The accommodation is completed by a bathroom fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin, and low-flush WC. Externally, the property benefits from an enclosed rear yard with a decked area.

Also offering gas fired central heating and uPVC double glazed windows, and conveniently located close to both Ballyhackamore and Belfast city centre with plenty of public transport links nearby. An ideal first time buy or investment opportunity.



Key Features

- Well-Presented Mid-Terrace Home Just Off The Albertbridge Road
- Welcoming Living Room With Laminate Flooring And Under Stair Storage
- Open-Plan Layout Flowing Into A Practical Modern Kitchen
- Two First-Floor Bedrooms, Principal With Built-In Wardrobe
- White Bathroom Suite With Shower Over Bath
- Enclosed Rear Yard With Decked Area
- Gas Central Heating & uPVC Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities



Accommodation Comprises

Entrance Porch

Living Room

10'4 x 10'3

Laminated strip wood flooring. Storage under stairs. Open to:

Kitchen

14'6 x 9'2

Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and ceramic 4 ring hob, plumbing for washing machine, part tiled walls, fully tiled flooring, recessed spotlighting.

First Floor

Bedroom 1

11'7 x 10'4

Built-in wardrobe.

Bedroom 2

9'2 x 8'6

Bathroom

White suite comprising panelled bath with shower over, pedestal wash hand basin, low flush WC, part panelled walls, towel rail.

Outside

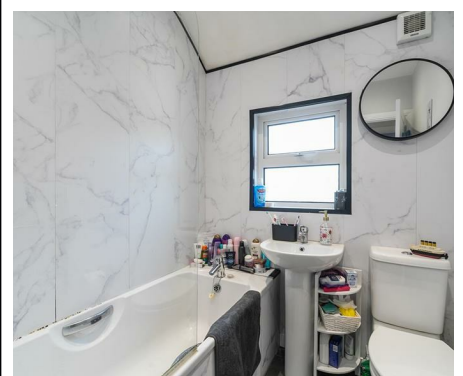
Enclosed yard to rear with decking area.

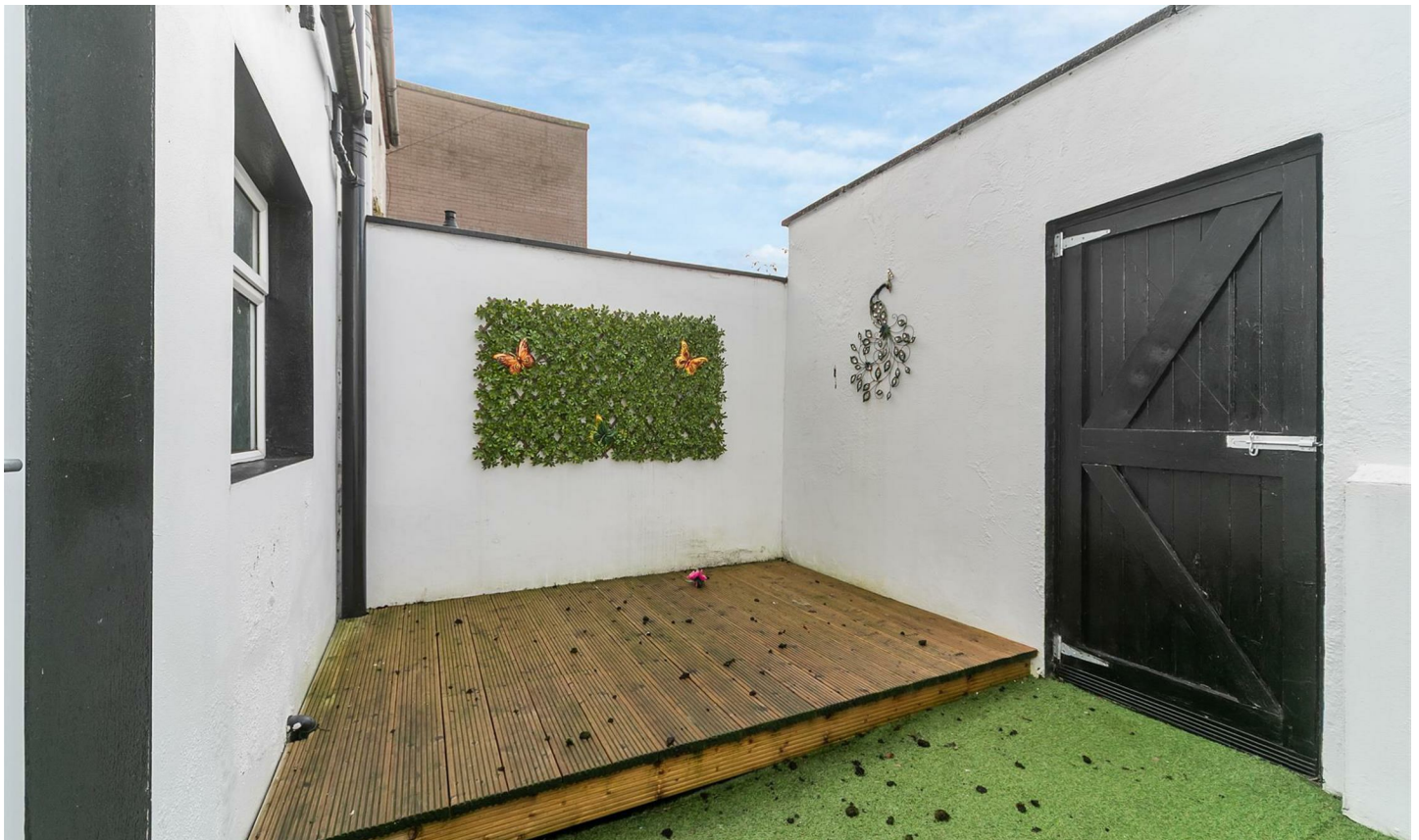
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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.

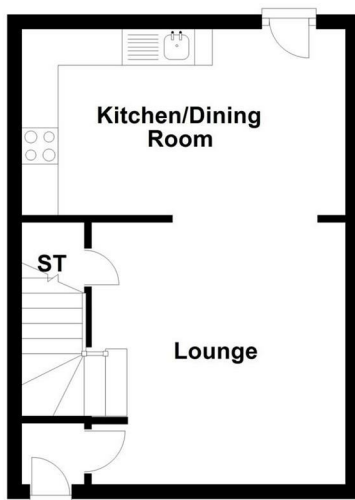
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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

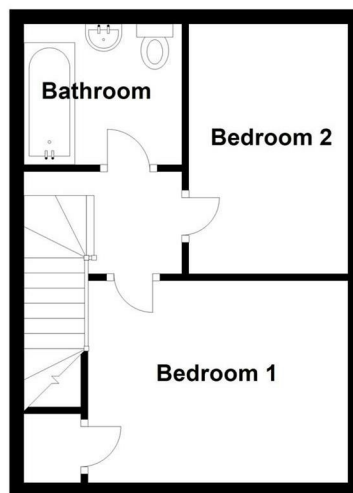





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		68	72
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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