

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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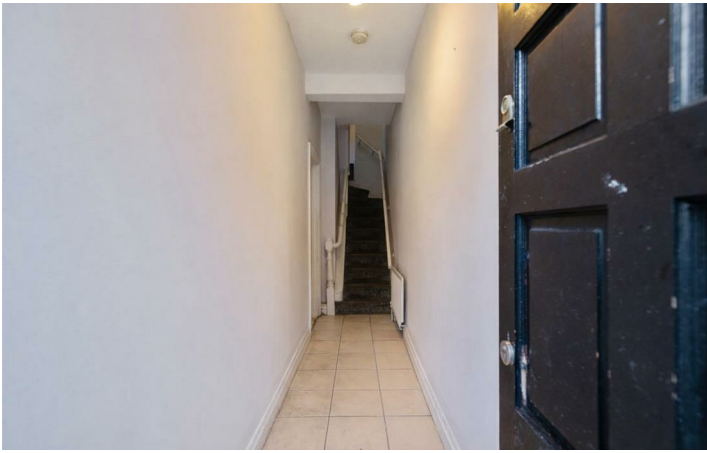
NETWORK STRENGTH - LOCAL KNOWLEDGE



**16 CHEVIOT STREET, BELFAST,  
BT4 3AP**

**OFFERS AROUND £144,950**





16 Cheviot Street is an attractive mid-terrace home located in this convenient and popular area, close to local amenities, the Glider bus service, and the popular Ballyhackamore area. The property features double glazed windows and gas fired central heating, offering practical and comfortable accommodation throughout.

The entrance hall has a hardwood front door and tiled flooring, leading to a bright living and dining area with laminate wood flooring and a bay window. The kitchen is fitted with a range of high and low level units, a stainless steel sink, oven and ceramic hob, is plumbed for a washing machine, and includes the gas fired boiler, with part tiled walls and fully tiled flooring.

Upstairs, there are two bedrooms, the main with a useful storage cupboard, and a bathroom comprising a panelled bath with electric shower, pedestal wash hand basin, and low flush WC. An attic room with a Velux window provides flexible additional space. Outside, there is an enclosed rear yard. The property is priced for some updating & ideal for a wide range of purchaser's and an early viewing is advised.

## Key Features

- Spacious Living And Dining Area With Bay Window And Laminate Flooring
- Fitted Kitchen With High And Low Level Units
- Gas Fired Central Heating And Double Glazing
- Two Well-Proportioned Bedrooms Including Main Bedroom With Storage Cupboard
- Bathroom With Panelled Bath, Electric Shower, Pedestal Basin And Low Flush WC
- Attic Room Featuring A Velux Window Offering Flexible Additional Space
- Enclosed Yard To The Rear
- Located Close To A Wide Range Of Local Amenities And Transport Links



### Accommodation Comprises

#### Entrance Hall

Hardwood front door, tiled flooring.

#### Living/Dining

23'3 x 9'6

(Into Bay)

Laminate wood flooring.

#### Kitchen

10'6 x 6'5

Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and ceramic hob. Plumbed for washing machine, gas fired boiler, part tiled walls, fully tiled flooring.

#### First Floor Landing

##### Bedroom 1

13'3 x 10'8

Storage cupboard.

##### Bedroom 2

10' x 8'5

#### Bathroom

White suite comprising: panelled bath, with electric shower over bath, pedestal wash hand basin and low flush WC.

#### Attic

11'3 x 9'6

Velux window.

#### Outside

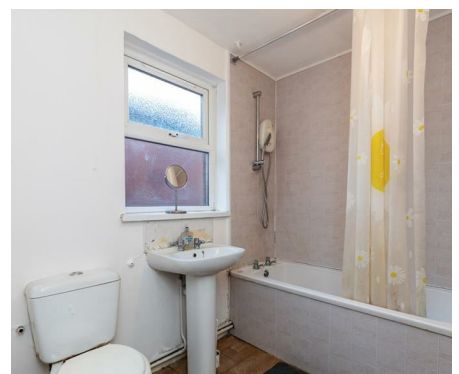
Enclosed rear yard.

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.

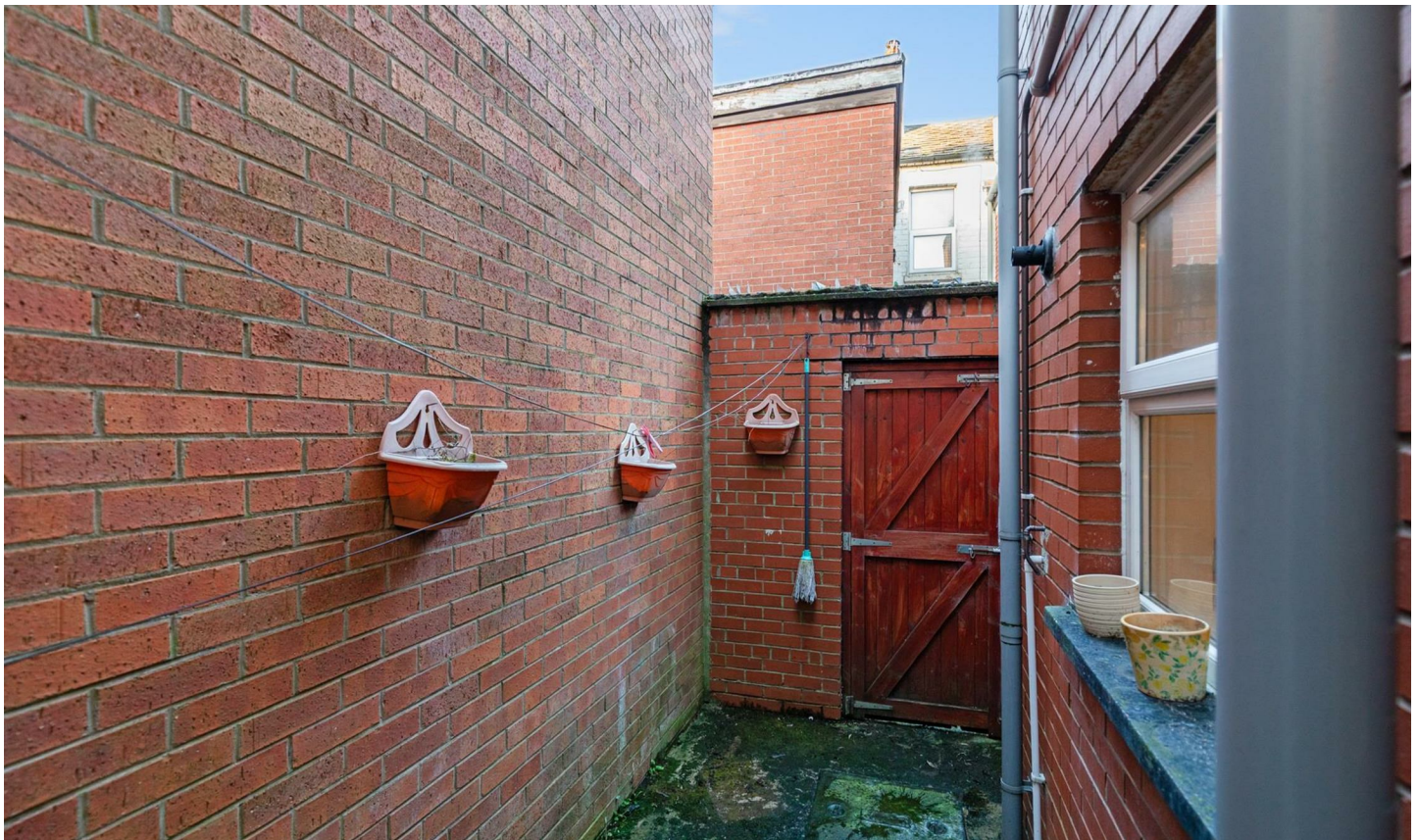
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

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](http://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		69	70
(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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