

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

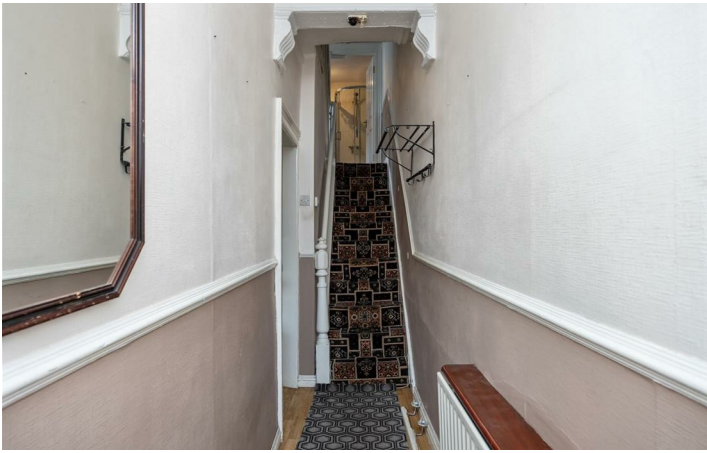
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 FRANK STREET, BELFAST, BT5
4NW**

OFFERS AROUND £119,950



This three-bedroom mid-terrace home offers an excellent opportunity for those looking to create their ideal home through renovation and modernisation.

Spread over three floors, the property comprises a welcoming entrance hall, a lounge and dining area, and a kitchen fitted with a built-in oven and hob. The first floor features two bedrooms and a shower room, while the second floor offers a spacious third bedroom with a Velux window. Outside, an enclosed rear yard provides a private space and a useful storage area. Additional benefits include double glazing and gas-fired central heating.

Conveniently located close to Belfast City Centre and within easy reach of excellent transport links, including Central Station, this property presents a fantastic opportunity for investors or owner-occupiers to acquire a home with great potential in a desirable location.



Key Features

- Three-Bedroom Mid-Terrace Property With Excellent Renovation Potential
- Entrance Hall Leading To Open Plan Lounge And Dining Area
- Kitchen With Built-In Oven And Hob
- Two Bedrooms And Shower Room On The First Floor
- Spacious Third Bedroom With Velux Window On The Second Floor
- Enclosed Yard To Rear With Storage
- Double Glazing And Gas-Fired Central Heating
- Convenient Location Close To Belfast City Centre And Excellent Transport Links



Accommodation Comprises

Entrance Hall

PVC front door. Laminated strip wood flooring.

Lounge/Dining Room

20'6 x 10'4

Kitchen

12'2 x 7'5

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

First Floor

Bedroom 1

14'2 x 10'3

Range of built-in storage.

Bedroom 2

9'8 x 8'7

Shower Room

Corner shower cubicle, vanity unit and low flush WC.

Second Floor

Bedroom 3

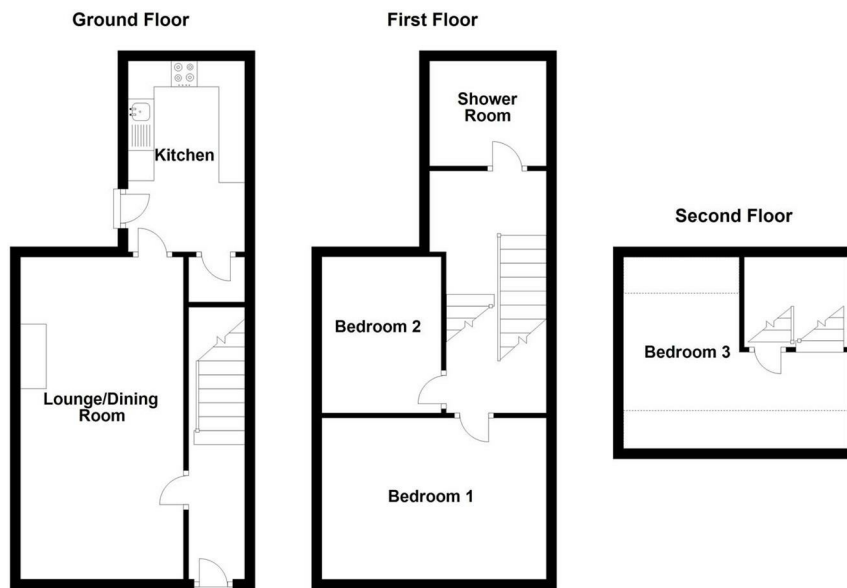
13'0 x 10'0

Velux window.

Outside

Enclosed yard to rear. Storage area.





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		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.

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

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