

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**57 NORTH GARDENS, BELFAST,
BT5 6BZ**

OFFERS AROUND £189,950



This well-presented semi-detached home offers practical and comfortable accommodation in a convenient residential location close to a range of amenities and transport links. The property benefits from PVC double glazing and oil fired central heating.

The ground floor comprises an entrance porch with tiled flooring leading into entrance hall with a cloaks cupboard under the stairs. The lounge features a mock brick fireplace, while the separate dining room to the rear includes a stone feature fireplace. The kitchen is fitted with a range of high and low level units with formica work surfaces, stainless steel sink with mixer tap, built-in double oven, ceramic hob and integrated extractor hood. It is plumbed for a washing machine with space for an under counter fridge and finished with fully tiled walls.

Upstairs there are three bedrooms, including two generous doubles, with built-in storage and hotpress facilities. The bathroom is fitted with a modern white suite including a panelled bath with mixer tap and electric shower with curved shower screen, vanity unit with wash hand basin, low flush WC and a chrome wall mounted radiator.

Outside, the property has a small front garden with lawn and flower beds and a concrete driveway to the side. The enclosed rear garden includes a lawn, flower beds, a brick shed, outside tap and exterior lighting. The property further benefits from a detached garage to the side of the property with power and lighting. Suitable for a variety of buyers, early viewing is highly recommended.



Key Features

- Well-Presented Semi-Detached Home In Convenient Residential Location With Easy Access To Amenities
- PVC Double Glazing And Oil-Fired Central Heating Throughout
- Entrance Porch With Tiled Flooring Leading Into Hall With Cloaks Cupboard Under Stairs
- Lounge And Dining Room Both With Feature Fireplaces
- Kitchen Fitted With High And Low Level Units And Integrated Appliances
- Three Bedrooms Upstairs Including Two Generous Doubles With Built-In Storage And Hotpress
- Modern Bathroom With Panelled Bath, Electric Shower, Vanity Unit, WC, And Chrome Radiator
- Detached Garage With Power, Light, And Oil-Fired Boiler Alongside Front And Rear Gardens



Accommodation Comprises

Entrance Porch

Tiled flooring.

Entrance Hall

Cloaks cupboard under stairs.

Lounge

12'5 x 11'1

Mock brick feature fireplace.

Dining Room

12'5 x 10'3

Stone feature fireplace.

Kitchen

9'2 x 6'8

Range of high and low level units, formica work surfaces, inset 1/4 basin single drainer stainless steel sink unit with mixer tap, built in double oven with ceramic hob and integrated extractor hood, space for under counter fridge, plumbed for washing machine, fully tiled walls.

First Floor Landing

Bedroom 1

12'5 x 10'5

Bedroom 2

12'5 x 10'4

Built in wardrobe and hotpress.

Bedroom 3

9'3 x 7'

Built in cupboard.

Bathroom

Modern white suite comprising: Panelled bath with mixer tap with electric shower and curved shower screen, vanity unit with mixer tap, low flush WC, chrome feature wall mounted radiator, PVC wall cladding, PVC panelled ceiling with recessed spotlighting.

Outside

Small front garden with lawn and flower beds, concrete driveway to side. Rear garden with lawn, flower beds and brick shed, PVC oil tank, outside tap and light.

Detached Garage

17'7 x 8'9

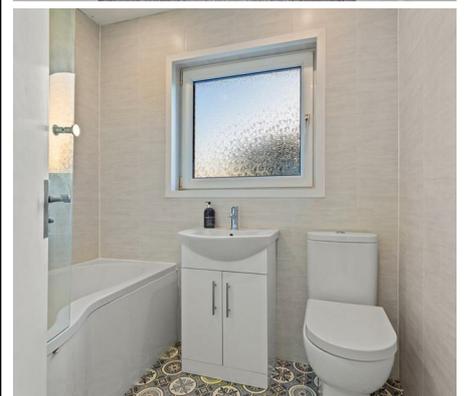
Power and light, oil fired boiler, up and over door.

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.

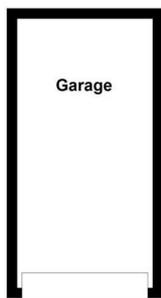
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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

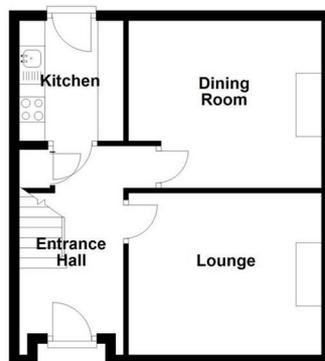




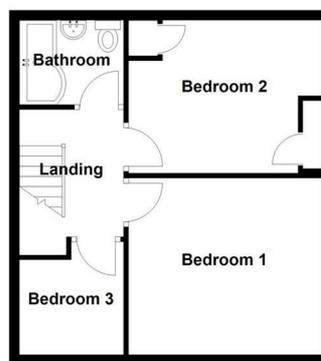
Detached Garage



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		56	68
(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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