

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 NORWOOD AVENUE, BELFAST, BT4 2EE**

**OFFERS AROUND £399,950**

This spacious family home located in Norwood Avenue has been extended in recent years to add two extra bedrooms. Double glazed ( except one ) with gas fired heating, the house combines traditional features with modern living.

The entrance hall has solid wood flooring, storage under the stairs, a cloaks cupboard, and a ground floor WC. The front lounge is light and inviting, with a bay window, cast iron stove on a slate hearth, picture rail, and corniced ceiling. At the rear, the open plan living, kitchen, and dining area features modern units with wood block work surfaces, a central island with space for a range cooker, integrated appliances, and recessed lighting.

Upstairs are five well proportioned bedrooms, including two from the extension. The bathroom includes a bath, walk-in shower with rainfall fitting, WC, and wash basin, with part tiled walls and a fully tiled floor.

Outside, a tarmac driveway leads to an attached garage / storage plus utility space to the rear. The front garden is lawned with shrubs, and the rear garden is enclosed with lawn, decking, trees, and shrubs, providing a private outdoor space.

This home blends practical living with modern touches and plenty of space for a growing family and can only be appreciated upon an internal inspection.



## Key Features

- Spacious Family Home Extended Recently With Two Additional Bedrooms
- Entrance Hall Featuring Solid Wood Flooring, Storage, Cloaks Cupboard, And Ground Floor WC
- Open Plan Living, Kitchen, And Dining Area With Modern Units And Central Island
- Stylish Bathroom With Bath, Walk-In Rainfall Shower, WC, And Fully Tiled Floor
- Double Glazed Windows (except one), With Efficient Gas Fired Heating
- Lounge With Bay Window, Cast Iron Stove, Picture Rail, And Corniced Ceiling
- Five Well Proportioned Bedrooms On The First Floor
- Front And Rear Gardens Featuring Lawn, Shrubs, Decking And Trees



### Accommodation Comprises

#### Entrance Hall

Solid strip wood flooring, cloaks cupboard, storage under stairs, low flush WC, partly tiled walls.

#### Lounge

14'4 x 11'8

(Into bay)

Laminate wood flooring, cast iron stove with slate hearth, picture rail, cornice ceiling.

#### Living/Kitchen/Dining

19'8 x 19'

(At widest point)

Excellent range of modern high and low level units with wood block work surfaces and upstand, single drainer stainless steel sink unit with mixer tap. Centre island with space for range cooker. Integrated fridge/freezer and washing machine, recessed spotlighting, laminate wood flooring.

#### First Floor Landing

##### Bedroom 1

14'6 x 11'8

(Into bay)

Sanded and varnished strip wood flooring.

##### Bedroom 2

12'4 x 11'5

##### Bedroom 3

9'2 x 7'7

##### Bedroom 4

14'3 x 9'

##### Bedroom 5

8'8 x 8'

Solid strip wood flooring.

#### Bathroom

White suite comprising: Panelled bath with mixer tap, low flush WC, wash hand basin with mixer tap, walk in shower cubicle with rainfall shower and hand held shower. Part tiled walls, fully tiled floor and recessed spotlighting.

#### Garage/Utility

Range of high and low level units, power and light.

#### Outside

Tarmac driveway to front leading to attached garage, area in lawn with shrubs and hedging. Attractive gardens to rear in lawn with decking area, trees and shrubs, boundary fence.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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.

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

**BALLYHACKAMORE**  
028 9047 1515

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAVEHILL**  
028 9072 9270

**DONAGHADEE**  
028 9188 8000

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX ©Ulster Property Sales is a Registered Trademark