

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 SINCLAIR STREET, BELFAST,
BT5 6JS**

OFFERS AROUND £169,950



A well-presented and extended mid-terrace home offering bright, practical accommodation throughout. Situated in the ever popular Ballyhackamore area, the property is close to a wide range of local amenities, cafés, restaurants and the Glider bus service.

The ground floor comprises an entrance hall leading to a spacious living room with laminate flooring and a feature fireplace, open through to a dining room, creating an excellent space for everyday living and entertaining. The fitted kitchen offers a good range of units, gas hob and oven, and access to the rear. An extended rear hall leads to a ground floor shower room with corner shower cubicle, wash hand basin and WC.

Upstairs, there are three well-proportioned bedrooms, all finished with laminate flooring, along with the added convenience of a separate WC and wash hand basin on the landing. Further benefits include gas fired central heating and double glazing. Externally, there is an enclosed paved rear yard, providing a low-maintenance outdoor area.

An extended home in a sought-after location, ideal for first-time buyers and investors alike. Early viewing is recommended.

Key Features

- Well Presented And Extended Mid Terrace Home In Popular Ballyhackamore Location
- Bright And Spacious Living Room With Feature Fireplace And Open Plan Dining Area
- Fitted Kitchen With Range Of Units Gas Hob And Oven
- Ground Floor Shower Room With Corner Shower Wash Hand Basin And WC
- Three Well Proportioned Bedrooms All With Laminate Flooring
- First Floor WC With Wash Hand Basin For Added Convenience
- Gas Fired Central Heating And Double Glazing Throughout
- Enclosed Paved Rear Yard Offering Low Maintenance Outdoor Space



Accommodation Comprising

Entrance Hall

PVC front door.

Living Room

15' x 10'10"

Laminate strip wood flooring, attractive fireplace with cast iron inset and tiled hearth, archway to:

Dining Room

15'8" x 8'9"

Laminate strip wood flooring.

Kitchen

10'5" x 8'4"

Single drainer stainless steel unit with mixer tap, range of high and low level units, stainless steel oven with 4 ring gas hob, stainless steel extractor hood, plumbed for washing machine, PVC back door.

Rear Hall

8'2" x 5'

Leading to:

Ground Floor Shower Room

Corner shower cubicle with tiled walls and sliding shower door, pedestal wash hand basin with mixer tap, low flush W/C, part tiled walls.

First Floor Landing

First Floor Landing W/C

Pedestal wash hand basin with mixer tap and tiled splashback, low flush W/C.

Bedroom 1

18'8" x 10'

Laminate strip wood flooring.

Bedroom 2

13'4" x 8'8"

Laminate strip wood flooring.

Bedroom 3

9'7" x 8'2"

Laminate strip wood flooring, cupboard with gas fired boiler.

Garden

Enclosed paved yard to rear.

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	57
(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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