

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 LEWIS AVENUE, BELFAST,  
COUNTY ANTRIM, BT4 1FD**

**OFFERS AROUND £195,000**



This well-presented three-bedroom, mid-terrace home in a convenient Belfast location, close to a range of amenities, the Glider bus route and Belfast City Centre. The property also benefits from a newly installed gas boiler, making it a practical choice for a range of buyers.

The ground floor comprises an entrance hall leading to a bright living room with laminate flooring and a fireplace with gas fire. To the rear, the kitchen/dining area offers a good range of units, built-in oven and gas hob, with space for dining. A rear porch provides plumbing for a washing machine and includes a cloakroom with WC and wash hand basin.

Upstairs, there are three bedrooms along with a bathroom fitted with a white suite including a bath with shower attachment, wash hand basin and WC. The landing also offers built-in storage and access to the roofspace.

Outside, there is a patio area to the rear leading to a garden in lawn with shrubs and boundary fencing.

A straightforward home in a well-connected area, ideal for first-time buyers, families or investors.



## Key Features

- Three Bedroom Mid Terrace Home In Convenient East Belfast Location
- Close To Amenities Glider Bus Route And Belfast City Centre
- Bright Living Room With Laminate Flooring And Gas Fireplace
- Kitchen Dining Area With Range Of Units Oven And Gas Hob
- Rear Porch With Utility Space And Ground Floor Cloakroom
- Newly Installed Gas Fired Boiler
- Three Well Proportioned Bedrooms On The First Floor
- Rear Patio And Garden In Lawn With Boundary Fencing



### Accommodation Comprises

#### Entrance Hall

#### Living Room

16'9 x 14'

(Into Bay)

Laminate wooden flooring, attractive fireplace with gas fire and marble effect hearth, recessed spotlighting.

#### Kitchen/Dining

17' x 9'7

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, built in under oven and four ring gas hob, part tiled walls, tiled flooring to kitchen area. Laminate wooden flooring to dining area, recessed spotlighting.

#### Rear Porch

Plumbed for washing machine, gas fired boiler, cloak room with white suite comprising: Low flush WC, wash hand basin, fully tiled flooring.

#### First Floor Landing

Built in storage cupboard, access to roofspace via slingsby type ladder.

#### Bedroom 1

12' x 10'

#### Bedroom 2

12' x 7'8

#### Bedroom 3

9' x 8'5

#### Bathroom

White suite comprising: Panelled bath with telephone hand shower and shower screen, pedestal wash hand basin with mixer tap, low flush WC, part tiled walls.

#### Outside

Patio area to rear with gardens in lawn with shrubs and boundary fencing.

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.

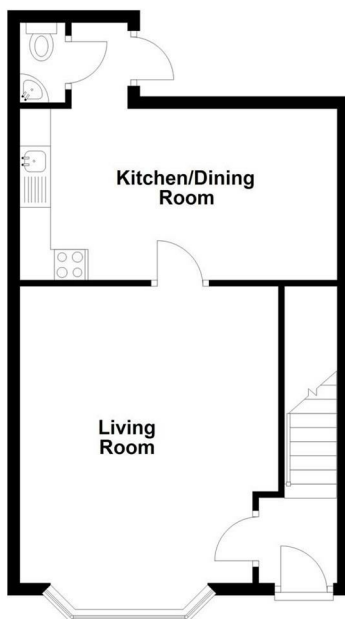
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)

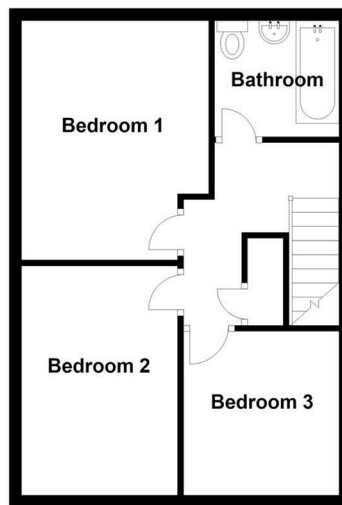




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(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.

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