

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**31 BLENHEIM DRIVE, BELFAST,
BT6 9GD**

OFFERS AROUND £210,000



An extended semi detached property just off the Castlereagh Road, offering generous, recently improved accommodation sitting on a corner site.

Comprising of three reception areas consisting of lounge with solid oak wood flooring, living room with wood laminate flooring laid in a herringbone style. Archway to dining room opening to modern fitted kitchen with extensive range of units and partly tiled walls. The first floor offers three well proportioned bedrooms with new carpet and built-in robe in bedroom two. Modern white bathroom suite with separate shower cubicle and ceramic tiled flooring. Furthermore, gas fired central heating and uPVC double glazed windows. The front garden comprises of an artificial grass area, and the rear includes a generous concrete area with large garden shed/summer house and open garage with vehicle access from Donovan Parade.

Located in a popular residential area, which sits between Orangefield Crescent and Castlereagh Road, and within walking distance to a vast range of amenities including Tesco's Shopping Centre and the popular Kingspan Stadium. This property offers great family accommodation on a corner site with extension to the rear, we recommend early viewing to avoid disappointment!



Key Features

- Excellent Extended Semi-Detached Red Brick Property in a Popular Residential Area
- Three Reception Areas Including Lounge, Living Room and Dining Room Open to Kitchen
- Attractive Kitchen with Extensive Range of Units and Partly Tiled Walls
- Three Well Proportioned Bedrooms, including Built-in Robes in Bedrooms Two
- Attractive Modern White Bathroom Suite With Bath & Separate Shower Cubicle
- Gas Fired Central Heating, uPVC Double Glazed Windows and Open Garage
- Front Garden with Artificial Grass Area and Large Concrete Pation to Rear
- Just Off the Popular Castlereagh Road with Easy Access to Belfast City Centre



Accommodation Comprises

Entrance Hall

Cloak space under stairs.

Lounge

12'9" x 10'6" into bay
Solid Oak wood flooring.

Living Room

11'3" x 10'6"
Wood laminate flooring in a herringbone style. Archway to:

Dining Room

8'9" x 8'7"
Patio doors to garden. Archway to:

Kitchen

17'3" x 6'6"
Range of high and low level units, granite effect work surface, inset 1 ¼ bowl single drainer stainless steel sink unit with mixer tap, space for gas range cooker. Stainless steel splash back, stainless steel extractor hood. Plumbed for washing machine. Space for fridge freezer. Part tiled walls. Ceramic tiled flooring. Gas fired boiler. Recessed spot lighting.

First Floor

Landing

Bedroom 1

11'4" x 9'6"

Bedroom 2

11'2" x 9'8"
Built-in wardrobes.

Bedroom 3

7'2" x 7'2"

Bathroom

Modern white suite comprising panelled bath with mixer tap and telephone shower, walk-in shower cubicle with built-in shower and sliding shower doors. Vanity unit with mixer tap. Low flush WC. Fully tiled walls. Ceramic tiled flooring. Chrome radiator.

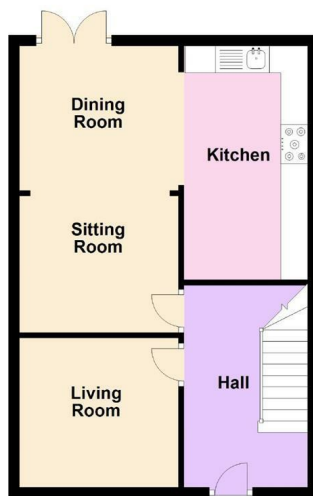
Outside

Enclosed front garden with lawn and flowerbeds, enclosed side paved area and rear garden with concrete area. Garden shed with extended covered area. Sliding gate access to side. Summer house with light and power.

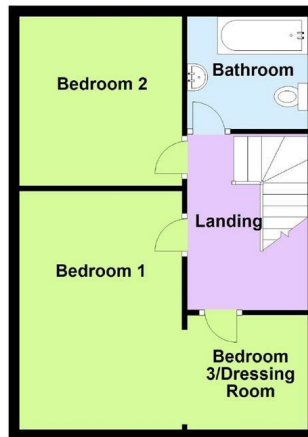




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	66
(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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