ULSTER PROPERTY SALES
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FORESTSIDE BRANCH
Unit 33 Forestside, Belfast, BT8 6FX

028 9064 1264
forestside@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE

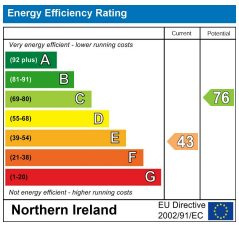
17 Haddington Gardens, Belfast, BT6 0AN

Asking Price £220,000

PUBLIC NOTICE
ADDRESS 17 Haddington Gardens, Belfast, BT6 0AN
We are acting in the sale of the above property and have received an offer of £245,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.
EPC Rating: Current 43, Potential 76

Haddington Gardens is a popular and well-established residential location just off the Cregagh Road, offering convenient access via Ravenhill Park and Ravenhill Road to most parts of the city.
A wealth of local amenities are close at hand, including the popular Forestside Shopping Centre and a range of leading primary and post-primary schools. The neighbouring Cregagh, Ravenhill and Ormeau areas are all within comfortable walking distance, offering an excellent selection of independent shops, vibrant cafés and restaurants.
For those who enjoy the outdoors, Ormeau Park and Cherryvale Playing Fields are nearby, providing attractive green spaces for recreation, park runs and regular outdoor events.
Sporting facilities are also well catered for, with the Affidea Stadium, home of Ulster Rugby, together with Ormeau and Belvoir Park Golf Clubs, all within easy reach.
The property requires a degree of remedial work and modernisation, which has been reflected in the asking price.
An excellent opportunity for purchasers seeking a renovation project in this popular BT6 location, with the potential to create a home tailored to their own tastes and requirements.

- Semi Detached Home
- Two Reception Rooms
- Coloured Bathroom Suite
- Driveway With Parking
- Convenient Location
- Three Bedrooms
- Fitted Kitchen
- Oil Heating / Double Glazed
- Enclosed Rear Garden
- No Onward Chain



The Accommodation Comprises

Upvc glass panelled front door to entrance porch.
Glass panelled inner door to hallway. Under stairs storage.

Lounge 13'6 x 10'3 into bay (4.11m x 3.12m into bay)

Fire place with wooden surround. Oak flooring.

Dining Room 16'7" x 12'0" at widest points (5.05m x 3.66m at widest points)

Oak flooring.

Kitchen / Dining 14'8 x 9'11 (4.47m x 3.02m)

Range of high and low level built-in units, built-in hob and under oven, single drainer 1 & 1/4 bowl sink unit with mixer taps.

First Floor

Bedroom One 13'8" x 7'3" into bay (4.19m x 2.21m into bay)

Built-in sliding robes. (Floorplan measurement does not include bay window and does not take into account the built-in sliding robes).

Bedroom Two 11'2 x 10'6 (3.40m x 3.20m)

Bedroom Three 7'7 x 6'11 (2.31m x 2.11m)

Bathroom Suite

Coloured Bathroom Suite comprising panelled bath, pedestal wash hand basin, low flush w/c

Landing

Access to roof space

Outside

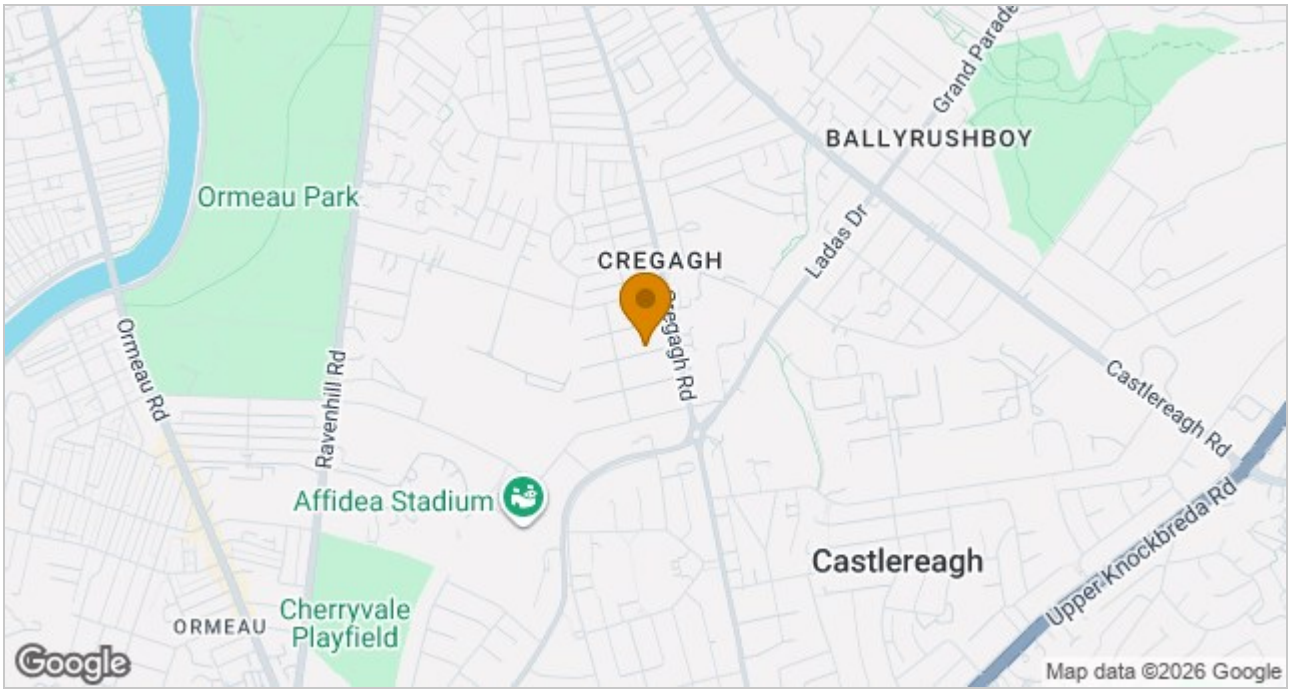
Driveway with ample parking

Outside Rear

Enclosed rear gardens laid in lawns, range of mature trees and shrubs.
Housed oil boiler, pvc oil tank.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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