ULSTER PROPERTY SALES
UPS
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NETWORK STRENGTH – LOCAL KNOWLEDGE

48 BLOOMFIELD GARDENS, BELFAST, BT5 5JU

OFFERS AROUND £179,950

This attractive three bedroom mid terrace property offers well proportioned accommodation with generous living space and attractive gardens to the front and rear. The property is ideally suited to a range of purchasers and benefits from gas fired central heating.

The accommodation comprises an entrance hall with PVC front door and laminate strip wood flooring. The spacious living and dining room benefits from a bay window, laminate flooring and PVC double doors opening onto the rear garden, providing a bright and versatile living space. The kitchen is fitted with an excellent range of high and low level units, stainless steel sink with mixer tap, oven and ceramic hob, together with plumbing for a washing machine and PVC back door providing access to the rear.

Upstairs, there are three bedrooms, with the principal bedroom benefiting from laminate strip wood flooring and a cupboard housing the gas fired boiler. Bedrooms two and three also feature laminate flooring. The shower room comprises a walk in shower cubicle, vanity unit with mixer tap, panelled walls and recessed spotlighting.

Outside, the property benefits from an attractive front garden, while the rear provides a low maintenance outdoor space with an attractive patio area and artificial grass, ideal for relaxing or entertaining.

Offering well planned accommodation, useful storage and easily maintained outdoor space, this property presents an excellent opportunity to acquire a comfortable home in a popular Belfast location.

Key Features

- Three Bedroom Mid Terrace Property With Generous Accommodation
- Spacious Living And Dining Room With Bay Window
- PVC Double Doors Opening Onto Attractive Rear Garden
- Excellent Fitted Kitchen With Oven And Ceramic Hob
- Three Bedrooms With Laminate Flooring
- Shower Room With Walk In Shower And Vanity Unit
- Gas Fired Central Heating Throughout The Property
- Attractive Front Garden And Low Maintenance Rear Garden

Accommodation Comprising:

Entrance Hall
PVC front door, laminate strip wood flooring.

Living/Dining Room
22'8 x 9'6
(Into bay)
Laminate strip wood flooring, PVC double doors to rear.

Kitchen
19'2 x 5'4
Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, oven and ceramic hob, plumbed for washing machine, PVC back door.

First Floor

Landing

Bedroom 1
10'2 x 9'
Laminate strip wood flooring, cupboard housing gas boiler.

Bedroom 2
10' x 9'
Laminate strip wood flooring.

Bedroom 3
6'6 x 6'
Laminate strip wood flooring.

Shower Room
Walk in shower cubicle, vanity unit with mixer tap, panelled walls, recessed spotligting.

Outside
Attractive garden to front, attractive patio area and artificial grass area to rear.

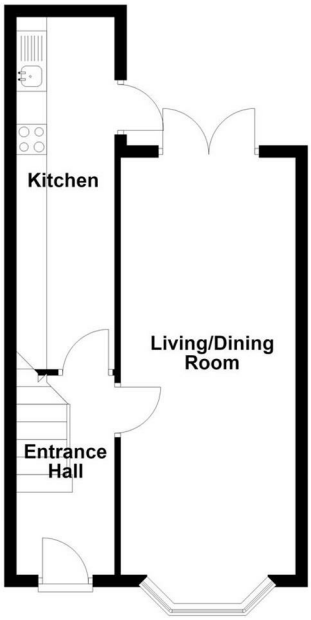
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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.

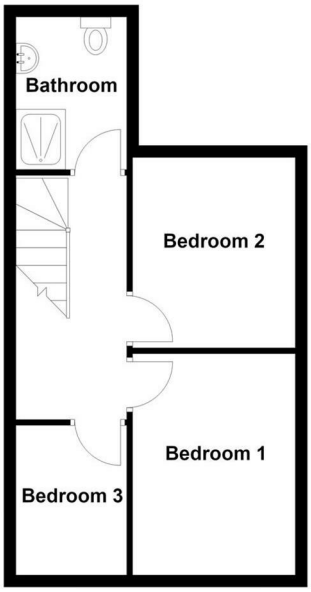
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

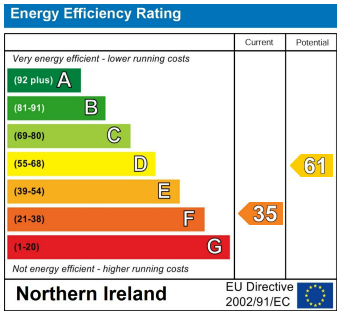
You can find more information about the legislation at www.legislation.gov.uk

Ground Floor



First Floor





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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