

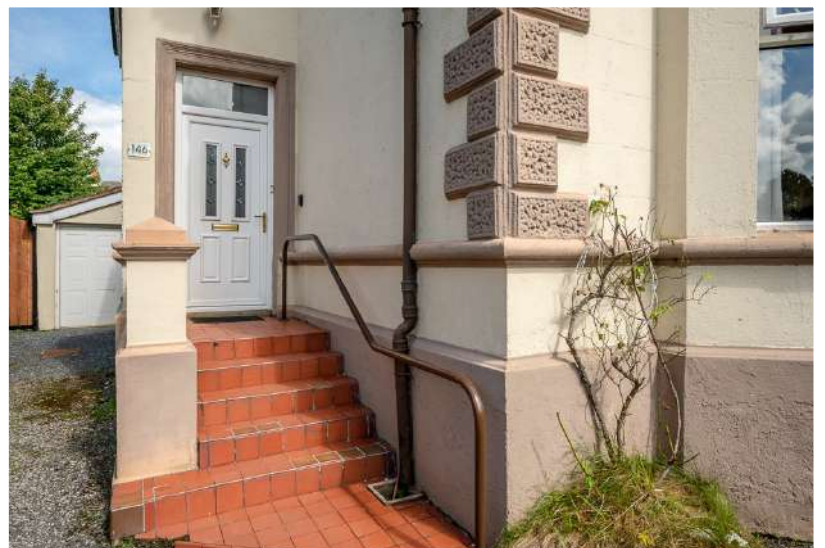
AGREED



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS



146 Upper Newtownards Road | Belfast, BT4 3EQ
OFFERS OVER £365,000



The Property

Constructed circa 1880, 146 Upper Newtownards Road provides a unique opportunity to acquire a stunning six bedroom semi-detached property in the highly sought after location of Ballyhackamore, East Belfast. The property presents a fantastic opportunity for those looking for a spacious family home that they can make their own or as a potential development opportunity.

This impressive property boasts excellent transport links into the city centre, as well as being within close proximity to a range of highly rated schools, eateries and local amenities. It is also situated on a large private site, offering ample space for outdoor activities and potential for further development subject to usual planning consents.

The property offers excellent potential for versatile and flexible living. The spacious living room provides the perfect space for family relaxation, with a beautiful open fireplace and large bay window. The ground floor further stretches to a separate lounge, utility room, downstairs shower room and an extensive kitchen area which provides ample space for dining and entertaining.

Upstairs, the property benefits from six generously proportioned bedrooms, offering flexible accommodation for all the family. The main bedroom is complete with an additional walk in storage cupboard with potential for an en-suite shower room, whilst the separate family bathroom provides further convenience.

Externally the property occupies a fantastic private site with surrounding mature hedging and access to an attached garage which stretches to almost 40 feet in length. To the front of the property there is an enclosed front garden and a private driveway providing off street parking for several cars.





Offers Over £365,000
Semi-Detached
6 Bedrooms
3 Receptions



Accommodation

Ground Floor

Raised Entrance Porch

Reception Porch

Reception Hall

Living Room
16'7" x 16'

Lounge
12'5" x 10'2"

Dining Room
10'2" x 10'2"

Kitchen

Shower Room

Utility Room

First Floor

Landing

Family Bathroom

Bedroom Three
17'2" x 16'4"

Bedroom Four
13'5" x 10'8"

Bedroom Five
12'3" x 10'3"

Second Floor

Landing

Bedroom One
17'3" x 12'7"

Bedroom Two
21'2" x 10'2"

Bedroom Six
12'6" x 10'7"

Extensive Enclosed
Front Garden

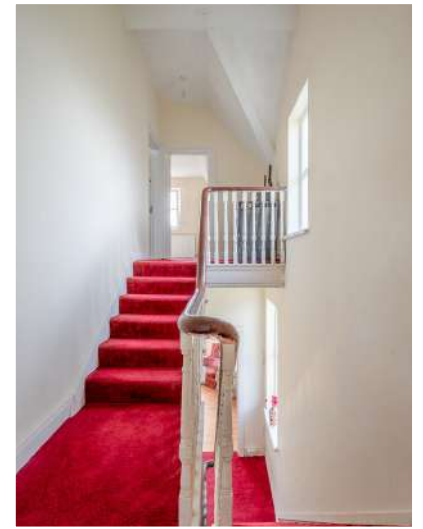
Tarmac Driveway with
Ample Parking

Extensive Rear Garden

Integral Garage
40' x 10'

For more information
and photographs
regarding the
accommodation in this
property, please visit:

johnminnis.co.uk





Property Features

- Spacious Six Bedroom Semi-detached Property in Ballyhackamore, East Belfast
- Constructed Circa 1880 Retaining Many Original Highly Sought After Features
- Generous Living Accommodation, Including a Large Entrance Hall, Living Room, and Formal Dining Room
- Spacious Kitchen with Potential for Modernization and Extension
- Separate Utility Room and Downstairs WC / Shower Room
- Six Well-proportioned Bedrooms, Main Bedroom with Scope for En-Suite Shower Room
- Family Bathroom with Coloured Suite
- Large Site with Potential for Further Development or Extension, Subject to Planning Permission
- Private Driveway Providing Off-Street Parking For Several Cars
- Large Private Garden Ideal For Outdoor Entertaining
- Integrated Garage Spanning Approximately 40ft in Length with Light and Power Supply
- Gas Fired Central Heating
- UPVC Double Glazing
- Highly Sought-After Location in the Heart of Ballyhackamore, East Belfast
- Close to a range of local amenities, including cafes, restaurants, shops, and schools
- Excellent transport links, with frequent bus services and easy access to major road networks
- Endless Potential and Excellent Internal Comprises with High Degree of Versatility
- Early Viewing is Highly Recommended to Fully Appreciate the Possibilities on Offer
- Broadband Speed - Ultrafast





All measurements are approximate and for clarity (do not scale)



Directions

Coming up the Upper Newtownards Road towards Ballyhackamore, 146 is located opposite the turn off for the Bersbridge Road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E		50	53
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

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