

## Outside

Enclosed rear garden in lawn with paved patio area. Driveway parking to side. Front yard.

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This plan is for illustrative purposes only.  
Plan produced using PlanUp.

52 Ulsterville Gardens, Belfast



This attractive end terrace property is situated in one of the most sought after streets off the Lisburn Road and is within easy walking distance of the many amenities on the Lisburn Road itself including the City Hospital and Queen's University. The property requires upgrading and modernisation but provides bright, spacious and adaptable accommodation. Further benefits include oil fired central heating, Upvc double glazing, delightful south facing rear garden and off street car parking. This property will appeal to someone wanting to put their own stamp on a property or take on a project. We anticipate a high level of interest, early viewing is strongly recommended.

Offers Over  
£154,950

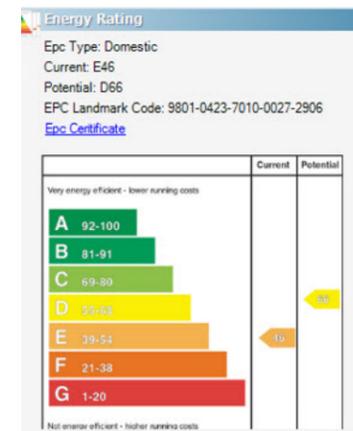
52 Ulsterville Gardens,  
Lisburn Road,  
Belfast,  
BT9 7BB

Viewing by  
appointment with  
& through agent  
028 9066 3030

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
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52 Ulsterville Gardens,  
Lisburn Road,  
Belfast, BT9 7BB

## Property Features

- Attractive bay fronted, end-terrace property located just off the popular Lisburn Road
- Spacious lounge and separate dining room
- Fitted kitchen with access to rear
- Shower room with three piece white suite; additional WC
- Three well-proportioned bedrooms
- uPVC double glazing, Oil fired central heating
- Driveway parking to the front; Enclosed rear garden with paved patio area
- In need of modernisation and renovation, excellent investment opportunity

## Location:

Leaving the city centre on the Lisburn Road take second right after the City Hospital into Ulsterville Avenue. Halfway down turn left into Ulsterville Drive then first right into Ulsterville Gardens.

## Property Comprises

### Ground Floor

HALLWAY: Hardwood front door to . . .

LIVING ROOM: 12' 10" x 11' 8" (3.91m x 3.56m) Feature bay window, carpeted.

DINING ROOM: 12' 11" x 10' 0" (3.94m x 3.05m) Fireplace with tiled surround, understairs storage cupboard.

KITCHEN: 10' 5" x 7' 7" (3.17m x 2.3m) Range of high and low level units, built-in oven, ceramic hob and extractor, stainless steel sink unit with mixer tap, tiled floor, part tiled walls.

### First Floor

LANDING: Carpeted, access to roofspace, hotpress.

BEDROOM (1): 10' 0" x 9' 2" (3.06m x 2.79m) Carpeted.

BEDROOM (2): 10' 0" x 9' 11" (3.05m x 3.02m) Carpeted.

BEDROOM (3): 10' 2" x 6' 8" (3.10m x 2.03m) Carpeted.

SHOWER ROOM: 7' 1" x 3' 4" (2.16m x 1.01m) Three piece suite comprising corner shower cubicle with electric Redring shower, low flush wc, wash hand basin, extractor fan.

SEPARATE WC: Low flush wc, wash hand basin, extractor fan.

