

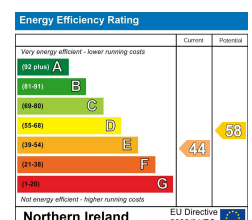


## 18 Wansbeck Street, Belfast, BT9 5FQ

**Offers Over £200,000**

This well presented terrace property is located just off Lockview Road, within walking distance to Stranmillis Village. Suitable to a range of prospective purchasers, the property would be an ideal first time buy or investment opportunity. Benefitting from a double-storey extension, the accommodation comprises spacious open plan living / dining, fitted kitchen, two generous bedrooms and white bathroom suite. Outside there is an enclosed yard to rear. Oil fired central heating and PVC double glazing are both in place. In an area of high demand due to convenience to many amenities, shops and excellent transport links, we expect high demand for this home.

- Well Presented Extended Terraced Home
- Open Plan Living / Dining
- Oil Fired Central Heating / PVC Double Glazing
- Convenient Location Within Walking Distance To The Lagan Tow Path & The Shops & Cafes Of Stranmillis Village
- Two Good Sized Bedrooms
- Well Equipped Kitchen
- An Ideal Opportunity For The First Time Buyer Or Investor
- First Floor Bathroom Suite



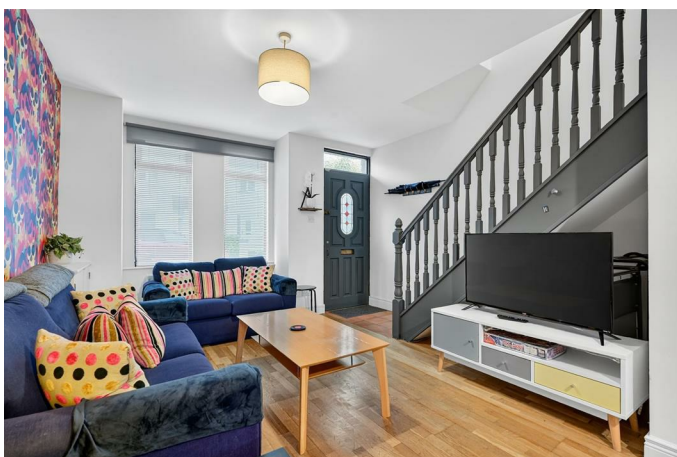


THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE



Hardwood front door.

OPEN PLAN LIVING / DINING 21'1" x 12'4"  
(6.43 x 3.78)



Wood floor.

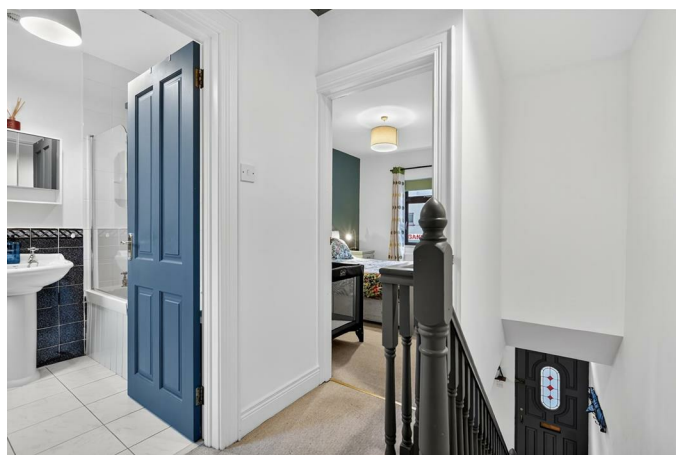


KITCHEN 12'4" x 6'3" (3.76 x 1.93)



Range of high and low level units, plumbed for washing machine & tumble dryer, integrated oven, 4 ring hob, extractor fan, integrated fridge / freezer, tiled floor, part tiled walls, recessed spotlighting.

ON THE FIRST FLOOR



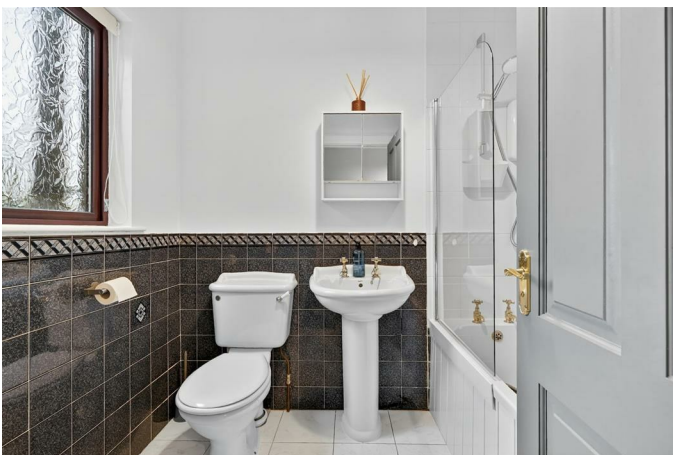
### BEDROOM ONE 12'4" x 11'8" (3.76 x 3.56)



### BEDROOM TWO 12'9" x 6'7" (3.89 x 2.01)



### BATHROOM



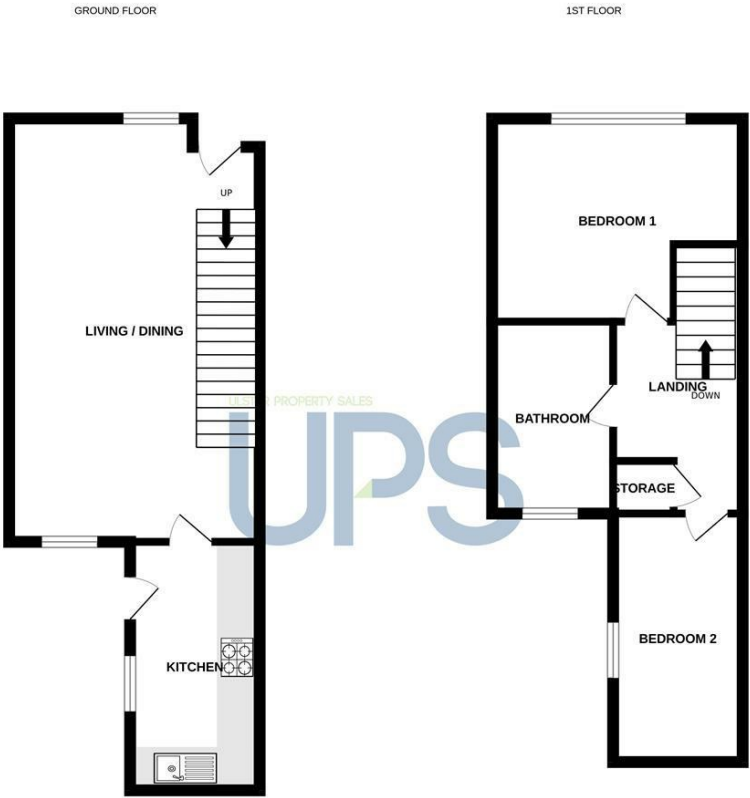
White suite comprising low flush W.C, pedestal wash hand basin, panel bath with shower over, part tiled walls, tiled floor.

### OUTSIDE

Enclosed yard to rear.

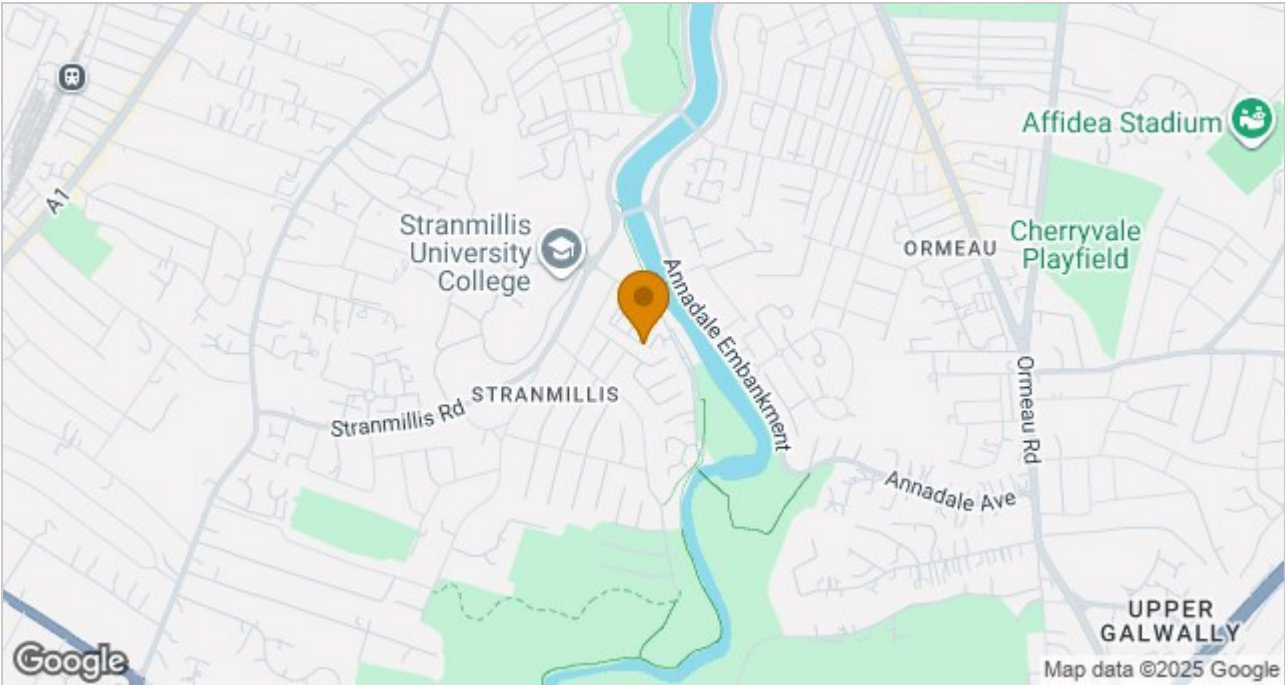


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Area Map



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