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## 27 Lecale Street Belfast, BT12 6JE



Homepage Estate Agents are delighted to offer for sale this well presented semi-detached home ideally positioned within a popular and convenient residential location, just off Tates Avenue in South Belfast, within comfortable walking distance of the Lisburn Road, City Hospital and a wide range of local amenities.

This attractive property will appeal to first time buyers, young professionals and investors alike.

Internally the property offers bright, well proportioned accommodation throughout.

The ground floor comprises a welcoming entrance hall, spacious living room with feature fireplace, open plan kitchen / dining area providing excellent everyday family living space, along with a rear hallway incorporating a downstairs W.C. and ample storage, with direct access to the rear garden.

The first floor benefits from three well sized bedrooms, modern family bathroom suite and ample storage.

Externally the property benefits from driveway parking to the side and an enclosed rear garden with patio area.

Offering comfortable accommodation in excellent condition throughout, this home provides a superb opportunity within a highly sought after location.

- THREE BEDROOM SEMI DETACHED HOME
- POPULAR SOUTH BELFAST LOCATION
- SPACIOUS LIVING ROOM WITH FEATURE FIREPLACE
- OPEN PLAN KITCHEN DINING AREA
- REAR HALLWAY WITH W.C. AND STORAGE
- MODERN FIRST FLOOR BATHROOM
- DOUBLE GLAZED WINDOWS
- OIL FIRED CENTRAL HEATING
- SIDE DRIVEWAY PARKING
- ENCLOSED REAR GARDEN WITH PATIO AREA

### Offers over £139,950

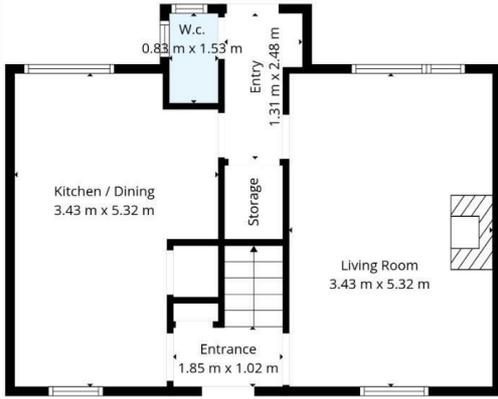
#### Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261

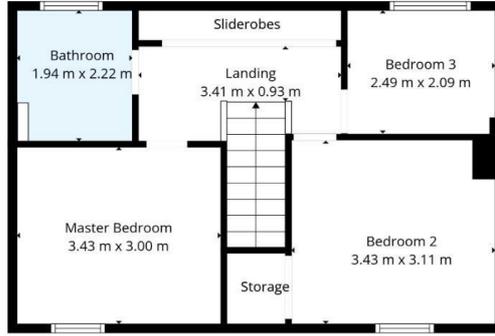
if you wish to arrange a viewing appointment for this property or require further information.

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# 27 Lecale Street BELFAST



Ground Floor



First Floor

This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## Northern Ireland

EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

## Northern Ireland

EU Directive 2002/91/EC



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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