



ULSTER PROPERTY SALES

UPS

CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



23 West Circular Crescent , Belfast, BT13 3QP

Offers Over £124,950

Impressive Appointed End Terrace Within This Very Convenient Location Just Off The West Circular Road!

An impressive red brick end terrace holding a prime position convenient to the many excellent local amenities. The spacious richly appointed interior comprises 2 bedrooms, spacious lounge, modern fitted kitchen and classic white bathroom suite. The dwelling further offers upvc double glazed windows and exterior doors, gas fired central heating, benefitted from re-wiring improvements and new boiler in recent years, private enclosed gardens front and rear with a most convenient location to make this the perfect family home.

Immediate viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	58	67
EU Directive 2002/91/EC		

23 West Circular Crescent

, Belfast, BT13 3QP



- Impressive Appointed End Terrace
- Modern Fitted Kitchen
- Gas Central Heating
- 2 Bedrooms
- Classic White Bathroom Suite
- Private Enclosed Rear And Side Gardens
- Spacious Lounge
- Upvc Double Glazed Windows
- Most Convenient Location

Entrance Hall

Upvc double glazed entrance door, double panelled radiator, understairs storage

Lounge

9'10" x 17'8" (3 x 5.4)

Wood laminate floor, double panelled radiator

Kitchen

8'2" x 10'9" (2.5 x 3.3)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, stainless steel extractor fan, fridge/freezer

space, plumbed for washing machine, panelled radiator, wood laminate floor, built-in storage, concealed gas boiler, upvc door to rear

First Floor

Landing, built-in storage, hot-press, access to roofspace

Bedroom

15'1" x 8'10" (4.6 x 2.7)

Panelled radiator

Bedroom

10'2" x 8'10" (3.1 x 2.7)

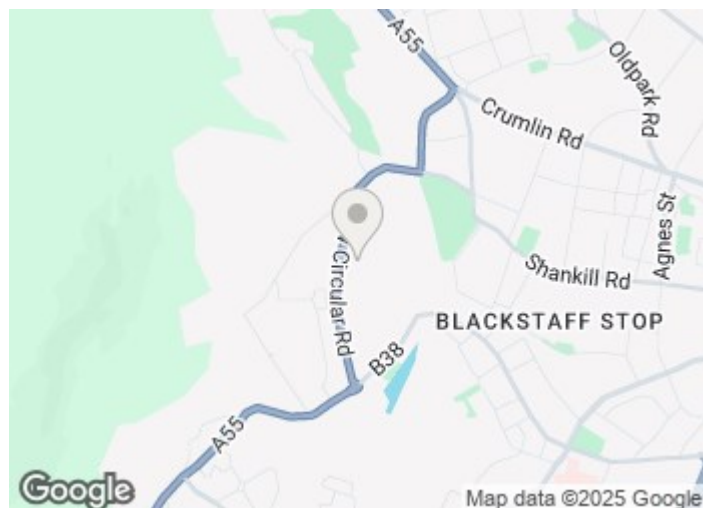
Panelled radiator

Bathroom

Classic white bathroom suite comprising shower cubicle, electric shower, vanity unit, low flush wc, pvc walls & ceiling, wood laminate floor.

Outside

Front Garden in mature lawn and shrubs. Private enclosed rear and side garden in patio area and mature lawn



Directions



Floor Plan

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

