

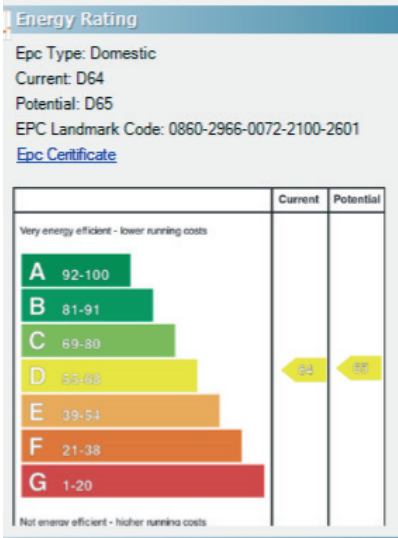


Floor 1

Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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This spacious end terrace property offers great accommodation in a convenient location with close proximity to the city centre, Queens University, motorway network and both the City and Royal Victoria hospitals.

The accommodation comprises; a spacious living room, dining area open to kitchen, two well-proportioned bedrooms and upstairs bathroom. Externally the property offers an enclosed rear yard with access from the street and a spacious garden store. The property also benefits from double glazing and gas fired central heating.

Ideal for a range of different buyers with its increasingly popular location, early viewing is highly recommended.

Offers Over  
£84,950

17 Lecale Street,  
Belfast,  
BT12 6JD

Viewing by  
appointment with  
& through agent  
028 9066 3030



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## Property Features

- End Terrace Property in a Convenient Location Close to Motorway Links, Belfast City & Royal Victoria Hospitals & Public Transport Links
- Spacious Lounge
- Good Sized Fitted Kitchen With Dining Area
- Two Well-Proportioned Bedrooms
- First Floor Bathroom with Mains Shower
- uPVC Double Glazing & Gas Fired Central Heating
- Enclosed Rear Garden Area with Storage Shed
- Ideal For a Range of Potential Buyers; Early Viewing Highly Recommended

## Location:

Heading Along Tates Avenue Towards Lisburn Road, Take First Right Onto Travanagh Street, And The First Right Onto Frenchpark Street. Lecale Street In The Second Left.

## Property Comprises

### Ground Floor

HALLWAY: Upvc front door, ceramic floor tiling.

LIVING ROOM: 10' 9" x 9' 10" (3.28m x 3m) Laminate wood strip flooring, built in shelving, recessed lighting.

DINING ROOM: 10' 2" x 9' 1" (3.1m x 2.77m) Ceramic tiled flooring, recessed lighting.

KITCHEN: 13' 5" x 4' 5" (4.09m x 1.35m) Range of high and low level units, built in oven, hob and extractor, stainless steel sink with mixer tap, plumbed for washing machine, laminate worksurfaces, ceramic tiled flooring, recessed lighting.

### First Floor

LANDING: Carpeted, access to loft.

BATHROOM: WC, wash hand basin with vanity unit, bath with overhead shower, chrome heated towel rail, ceramic floor tiling.

BEDROOM (1): 14' 5" x 10' 3" (4.39m x 3.12m) Carpeted.

BEDROOM (2): 13' 2" x 7' 2" (4.01m x 2.18m) Carpeted.

### Outside

Enclosed rear yard, wooden shed.

