

For Sale

Asking Price: £159,950

SimonBrien



37 Windsor Road
Belfast
County Antrim
BT9 7FP

simonbrien.com



Ideally located off the main Lisburn Road the property is well placed close to all local amenities within the area, and is within comfortable walking distance of Belfast City Centre, Queen's University and Belfast City Hospital.

The accommodation, provides two bedrooms together with a spacious open plan living / dining area, kitchen and shower room

Likely to be of interest to the first time buyer or investor in today's market. Viewing is by appointment through our South Belfast office on 028 9066 8888.



Special Features & Services

- Attractive Red Brick Mid-Terrace
- Two Generous Bedrooms
- Spacious Open Plan Living / Dining
- Fully Fitted Kitchen
- Shower Room
- Gas Fired Central Heating
- Double Glazing
- Popular & Convenient Location Close To All Local Amenities On The Main Lisburn Road, Queens University, City Centre and Local Hospitals
- Ideal First Time Buy / Investment Purchase
- Viewing by Private Appointment

Accommodation

Ground Floor

Entrance Hall

Living/Dining

22'6" x 9'9" (6.86m x 2.97m):

Kitchen

12'3" x 6'2" (3.73m x 1.88m):
Range of units and appliances

First Floor

Shower Room

Bedroom

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

Bedroom

13'1" x 9'4" (4m x 2.84m):



VALUER

Mark Leinster
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MORTGAGE ADVICE

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E: office@crawfordmulholland.com

The logo for Simon Brien, featuring the name "SimonBrien" in white text on a red rectangular background.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	61 D
21-38	F		
1-20	G		

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