

simon**BRIEN**
RESIDENTIAL

37 Lower Windsor Avenue,
Belfast, BT9 7DW



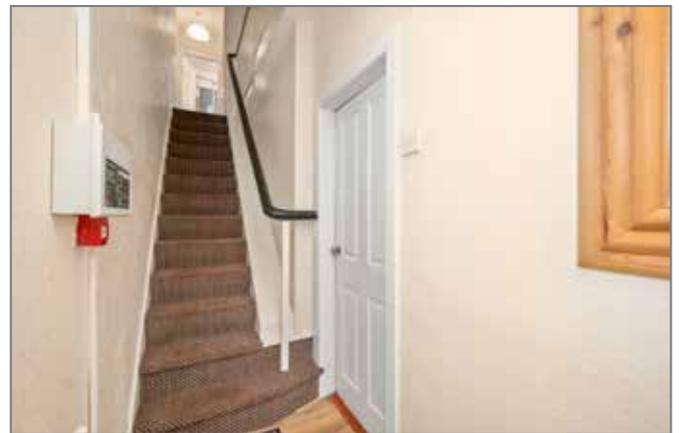
Asking Price £149,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Four Bedroom Mid Terrace Property Requiring Significant Modernisation
- Four Good Sized Bedrooms
- Lounge Open Plan To Dining Area
- Kitchen
- Shower Room And Additional WC
- Oil Fired Central Heating
- uPVC Double Glazing
- Enclosed Rear Yard
- Superb Location
- Attractive To Investors And Home Owners



SUMMARY

This deceptively spacious mid terrace is located in a most convenient and easily accessible location. Although now needing updating it is priced accordingly. The surrounding area is renowned for its social and recreational amenities on the Lisburn Road and the City Centre is within 5 minutes' drive. Queen's University and the City Hospital are within walking distance making this an ideal opportunity for investors or owner occupiers alike.

The accommodation comprises entrance hall, living room open plan to dining area, kitchen, four good sized bedrooms and a shower room and additional WC. The property benefits from oil fired central heating and uPVC double glazing.

The property will suit a number of differing requirements and offers adaptable living space in a highly regarded and much sought after residential location. Viewing is highly recommended.



ACCOMMODATION

GROUND FLOOR

Solid wooden front door to:

ENTRANCE HALL:

LIVING / DINING AREA:

22' 12" x 10' 2" (7.01m x 3.10m)

Corniced ceiling. Feature carved wood fireplace with tiled inset. Understairs storage cupboard.

Telephone 02890 668888
www.simonbrien.com



KITCHEN:

12' 10" x 6' 7" (3.90m x 2.00m)

Range of high and low level units. Stainless steel sink unit. Plumbed for washing machine. uPVC door leading to yard.

FIRST FLOOR

LANDING:

MAIN BEDROOM:

14' 1" x 12' 4" (4.30m x 3.76m)

BEDROOM (2):

9' 10" x 8' 9" (3.01m x 2.66m)

SHOWER ROOM:

Fully tiled corner shower cubicle. Pedestal wash hand basin. Extractor fan.

SEPARATE WC:

Low flush WC. Pedestal wash hand basin.



SECOND FLOOR

LANDING:

BEDROOM (3):

13' 12" x 10' 2" (4.26m x 3.10m) (at widest points)

BEDROOM (4):

9' 10" x 8' 8" (3.01m x 2.65m)

Velux window.

OUTSIDE

Wrought iron gate to front. Concrete yard with oil fired boiler and uPVC oil tank to the rear.



Telephone 02890 668888
www.simonbrien.com





37 Lower Windsor Avenue, Belfast (Ground Floor)

Plans for illustrative purposes only



37 Lower Windsor Avenue, Belfast (1st Floor)

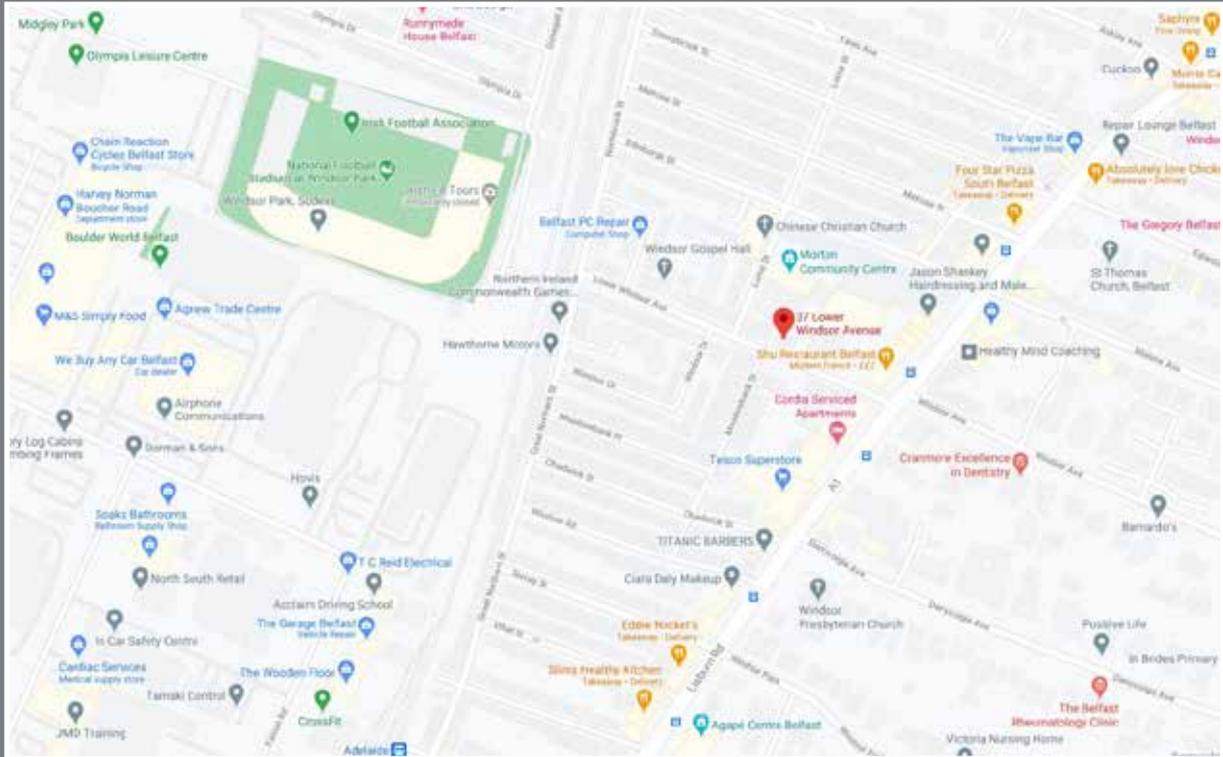
Plans for illustrative purposes only



37 Lower Windsor Avenue, Belfast (2nd Floor)

Plans for illustrative purposes only

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/J/20/SO



EPC REF: 9340-2920-6000-2920-7065

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.