



# 11 WILLOWHOLME CRESCENT

Belfast, BT6 8NX

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*Offers around* **£140,000**

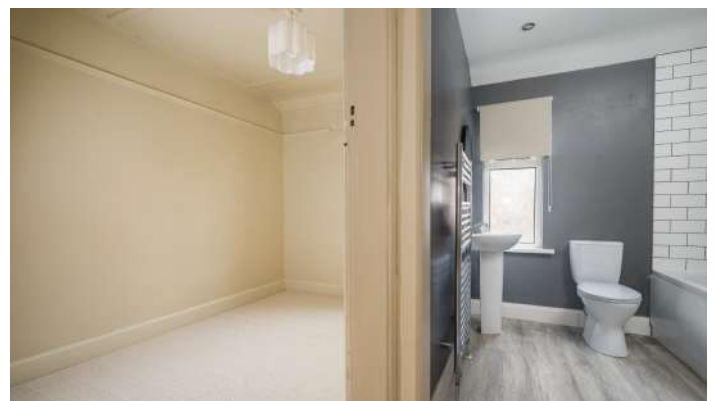


MID TERRACE | 2  | 1  | 1 

We are delighted to bring to the market this two-bedroom mid-terrace property located in South Belfast close to the ever-popular Cregagh Area.

## KEY FEATURES

- Well Presented Mid-Terrace Property in the Ever-Popular Cregagh Area of Southeast Belfast
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Two Well-Appointed Bedrooms
- Living Room with Gas Fire
- Fitted Kitchen with Ample Space for Casual Dining and Access to Rear Yard
- Fitted Bathroom with White Suite
- New Flooring and Recently Decorated Throughout
- Recently Re-Roofed
- Enclosed Private Rear Yard, Ideal for Outdoor Entertaining
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- No Onward Chain
- Broadband Speed - Ultrafast
- Early Viewing Highly Recommended



## ROOM DETAILS

### *Ground Floor*

- Reception Porch
- Living Room  
12'8" x 14'1"
- Kitchen  
6'11" x 14'1"

### *First Floor*

- Landing
- Family Bathroom
- Bedroom One  
9'7" x 14'4"
- Bedroom Two  
10' x 6'11"

### *Outside*

- Front Forecourt Laid in Concrete
- Paved Rear Courtyard





## DIRECTIONS

*Travelling along the Cregagh Road in the direction of Woodstock Road, turn left onto Willowholme Parade. Take the first right on to Willowholme Crescent. Number 11 is located on the left hand side.*



## THE LOCAL AREA

*South Belfast is renowned for its fabulous residential areas which make it one of the most sought-after locations to live in Northern Ireland. The beautiful tree-lined streets, tranquil parks and excellent local schools are just a few of the reasons why so many wish to call it home.*



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	62	66
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

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