

# FOR SALE



**3 Maghies Place,**  
Belfast, County Antrim, BT6 8HF

**Asking Price Of £89,950**

# Property Features

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- Spacious 3 Bed End Terrace
- Open Plan Kitchen/Dining
- Ground Floor WC
- PVC Double Glazed Windows and Doors
- Great First Time Buy or Buy to Let
- Gas Heating
- Enclosed Rear Patio
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## Full Description

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We are delighted to offer For Sale this spacious 3-bedroom end terrace in a quiet cul-de-sac close to the Woodstock Road. An ideal first time buy or a great buy to let property due to rental demand in the area. Benefits from gas heating and PVC double glazed windows and doors. Enclosed rear patio area.

### ENTRANCE HALL

Laminate wooden floor

### LOUNGE

13' 5" x 11' 4" (4.107m x 3.469m) Fireplace.

Laminate wooden floor.

### KITCHEN/DINER

17' 7" x 11' 5" (5.384m x 3.502m) Range of fitted units space for appliances.

Part tiled walls.

Tile effect flooring.

### REAR HALL

### WC

Wash hand basin and WC.







### BEDROOM 1

11' 5" x 10' 4" (3.497m x 3.155m) Wardrobe.  
Laminate wooden floor.

### BEDROOM 2

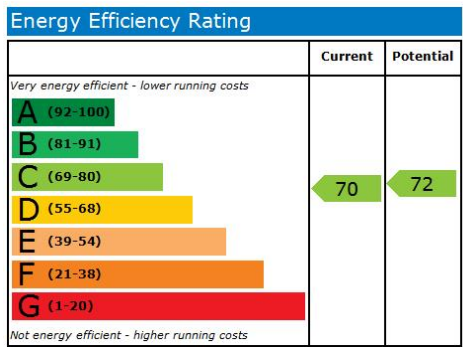
11' 5" x 10' 4" (3.488m x 3.155m) Wardrobe.  
Laminate wooden floor.

### BEDROOM 3

8' 8" x 7' 3" (2.655m x 2.216m) Laminate wooden floor.

### BATHROOM

7' 8" x 6' 6" (2.351m x 1.992m) White suite to include  
shower, wc and wash hand basin.



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Belfast  
County Antrim  
BT6 8PQ

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**TENURE:** Leasehold  
**RATES:** £756.96

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.  
**Services Not tested:** The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.