



3 LECALÉ STREET

Belfast BT12 6JD

- End-Terrace Property
- Galley Style Kitchen
- Two Receptions
- Convenient To City centre / City Hospital
- Three Bedrooms
- Gas Fired Central Heating
- PVC Double Glazed Windows
- EPC D61

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Price Guide £85,000

3 Lecale Street

, Belfast, BT12 6JD



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Hardwood front door and vinyl floor.

LIVING ROOM

9'10" x 9'2" (3.0 x 2.8)

DINING ROOM

9'2" x 8'6" (2.8 x 2.6)

Open plan leading to the kitchen.

KITCHEN

10'9" x 5'2" (3.3 x 1.6)

Galley style - range of high and

low level units, formica work surfaces, stainless steel sink unit, gas 4 ring hob, extractor canopy, partly tiled walls and vinyl floor.

BATHROOM

White suite comprising low flush wc, pedestal wash hand basin and paneled bath with electric shower and vinyl flooring.

ON THE FIRST FLOOR

BEDROOM ONE

13'9" x 9'2" (4.2 x 2.8)

BEDROOM TWO

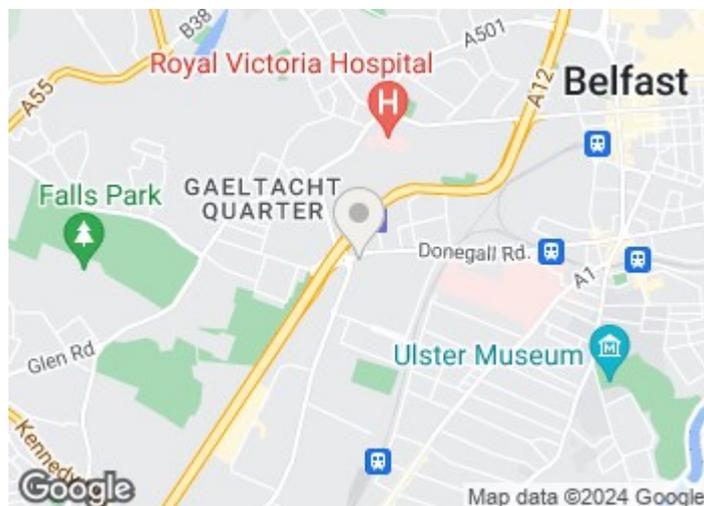
12'5" x 6'6" (3.8 x 2.0)

BEDROOM THREE

6'2" x 6'2" (1.9 x 1.9)

OUTSIDE

Utility shed plumbed for washing machine.

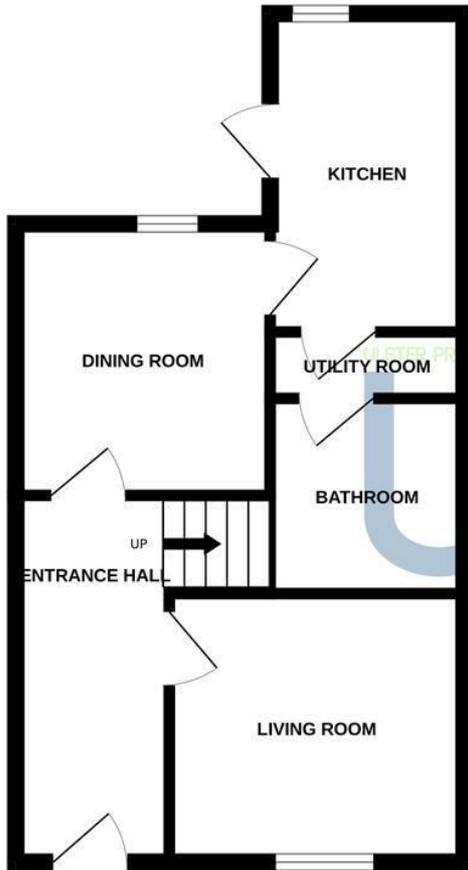


Directions



Floor Plan

GROUND FLOOR

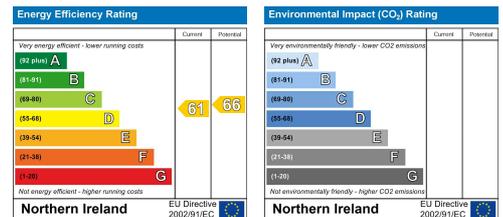


1ST FLOOR



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