



ULSTER PROPERTY SALES

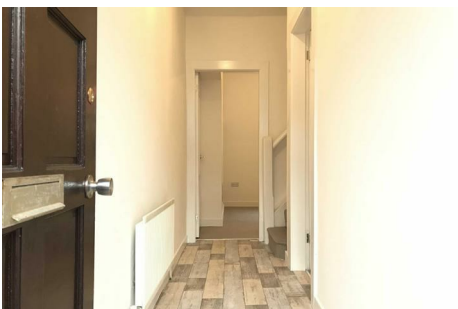
UPS

LISBURN ROAD BRANCH
601 Lisburn Road, Belfast, BT9 7GS

028 9066 1929

lisburnroad@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



3 LECAL 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

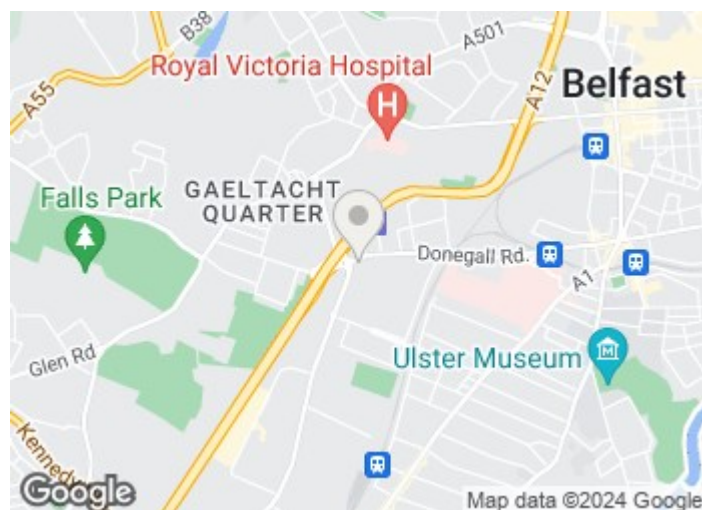
12'5" x 6'6" (3.8 x 2.0)

BEDROOM THREE

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

OUTSIDE

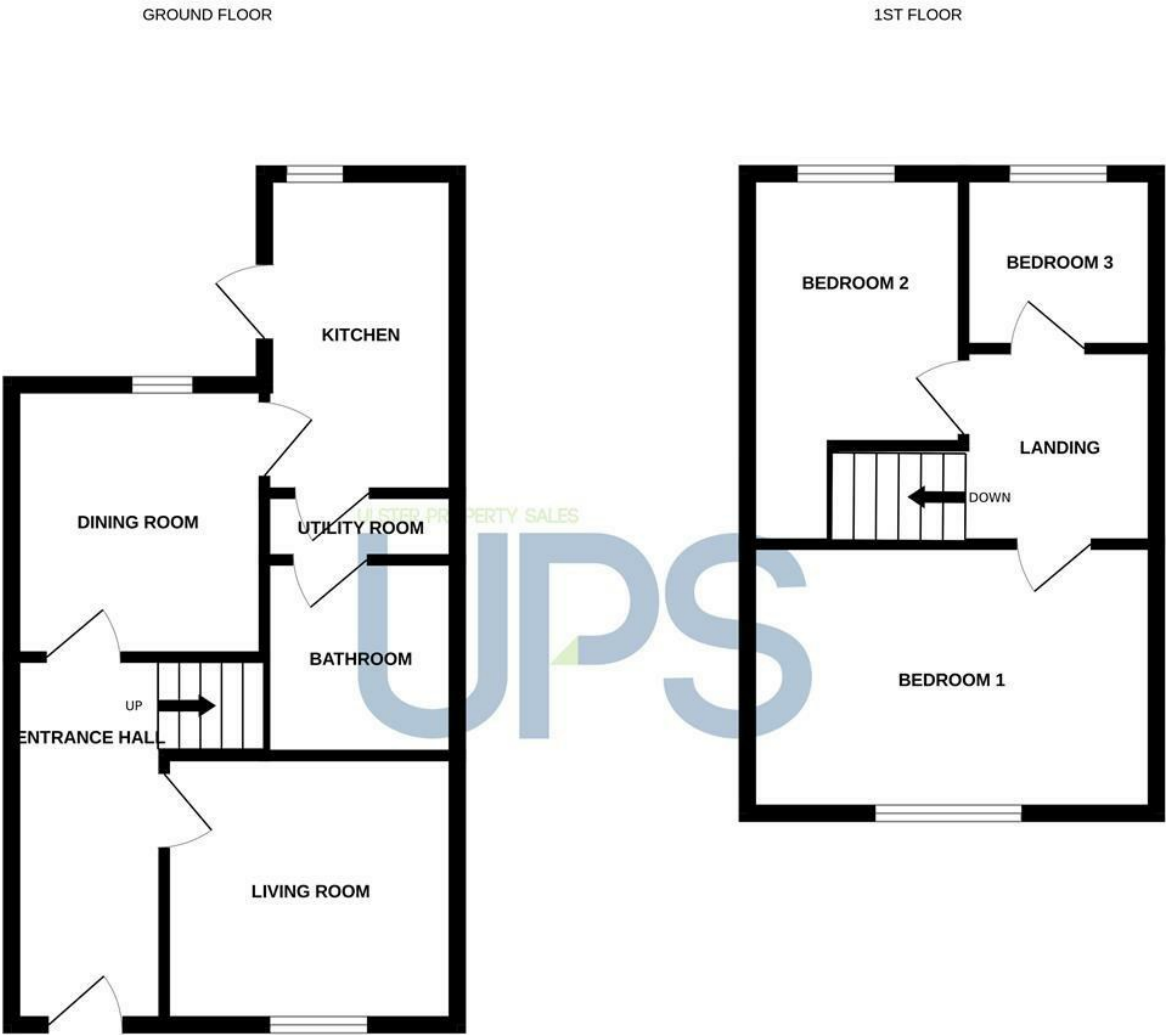
Utility shed plumbed for washing machine.



Directions

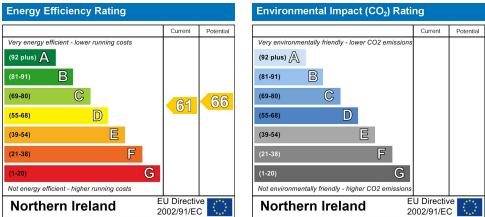


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK