



## 23 Wansbeck Street, Belfast, BT9 5FQ

**Price Guide £185,000**

This terrace property is located just off Lockview Road within walking distance to Stranmillis Village. Suitable to a range of prospective purchasers, the property would be an ideal first time buy or investment opportunity. The accommodation comprises spacious open plan living / dining, fitted kitchen, three generous bedrooms and shower room. Outside there is an enclosed yard to rear. Gas fired central heating and PVC double glazing are both in place. In an area of high demand due to convenience to many amenities, shops and excellent transport links, we expect high demand for this home.

- Mid Terrace Property
- Open Plan Living / Dining
- First Floor Shower Room
- Convenient Location Close To Stranmillis Village, Queens & Lagan Tow Path
- Three Bedrooms
- Good Sized Kitchen
- Gas Fire Central Heating / PVC Double Glazing
- Excellent First Time Buy Or Investment

Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		65	65
EU Directive 2002/91/EC			



**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

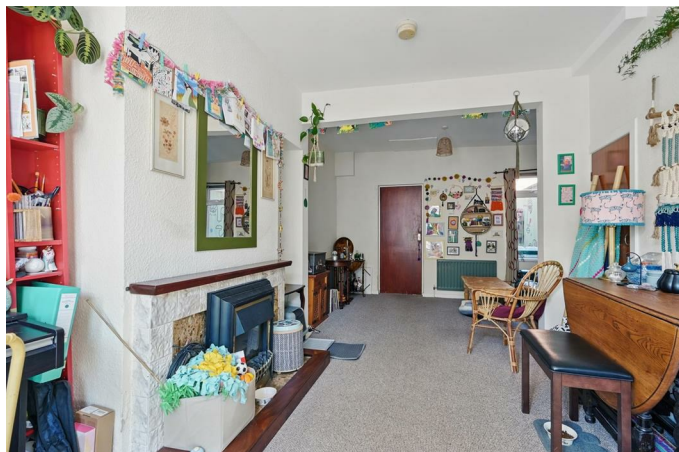
**ENTRANCE**

Hardwood front door.

**LIVING / DINING 21'11" x 12'1" at widest points (6.7 x 3.7 at widest points)**



Storage under stairs.



**KITCHEN 15'1" x 6'10" (4.6 x 2.1)**



Range of high and low level units, plumbed for washing machine, single drainer stainless steel sink unit, gas fired boiler.

**ON THE FIRST FLOOR**

**BEDROOM ONE 12'1" x 9'2" (3.7 x 2.8)**



**BEDROOM TWO 8'6" x 7'10" (2.6 x 2.4)**



**BEDROOM THREE 9'6" x 6'10" (2.9 x 2.1)**



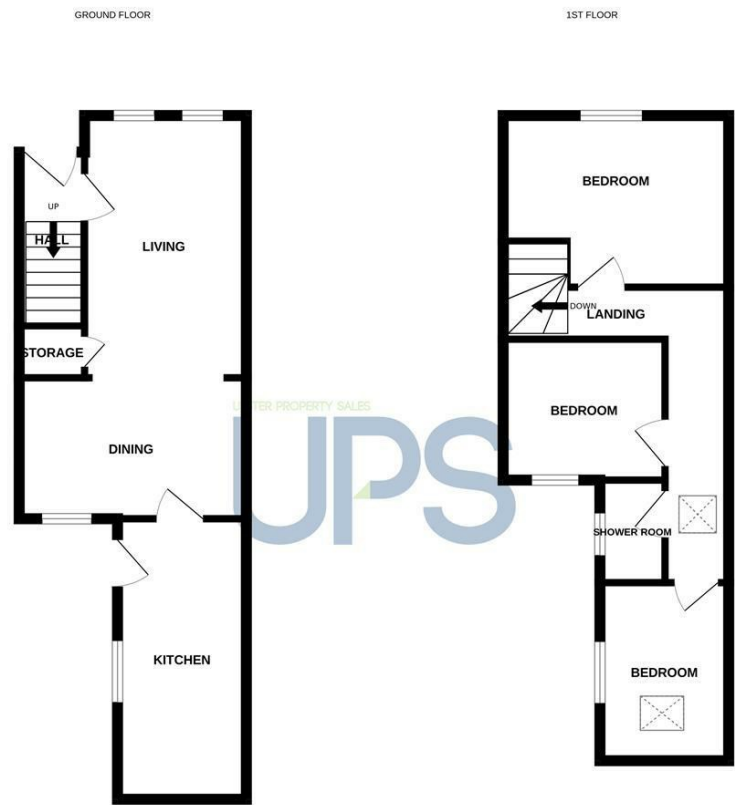
**SHOWER ROOM**

White suite comprising low flush W.C, wash hand basin, enclosed shower.

**OUTSIDE**

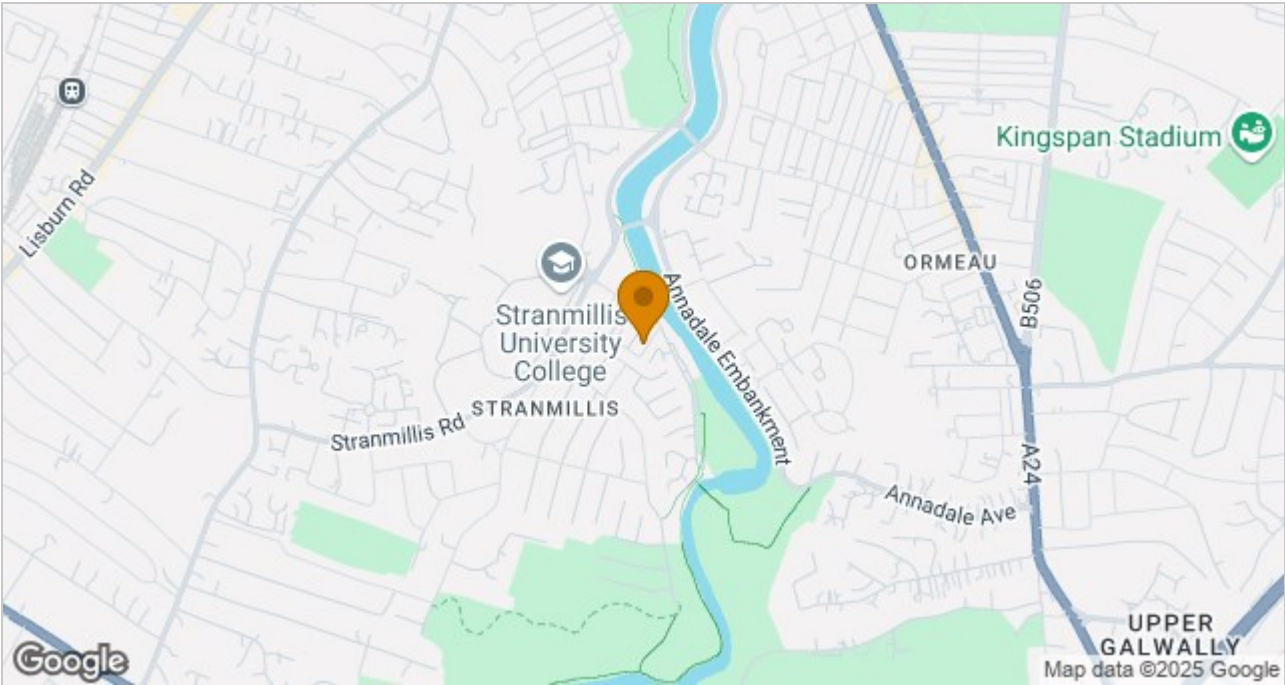
Enclosed yard to rear.

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 Hozon 5/2023

Area Map



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.

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