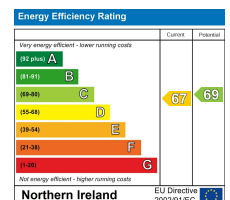




## 2 WOODBOURNE CRESCENT, OFF SUFFOLK ROAD, BELFAST, BT11 9PH



A comfortable mid terrace period home that enjoys a prime position offering exceptional doorstep convenience within easy walking distance of schools / shops / leisure facilities / major road network / transport links to include the Glider service. Two good, bright, double bedrooms. One generous reception room. Luxury fitted kitchen open to a casual dining area. Luxury white bathroom suite with feature shower cubicle. Upvc double glazed windows. Gas fired central heating system. Good presentation. Fantastic first time buy. Chain free.



OFFERS AROUND £104,950



## 2 WOODBOURNE CRESCENT, OFF SUFFOLK ROAD, BELFAST, BT11 9PH

### Key Features

- Comfortable mid terrace period home.
- One generous reception room.
- Luxury white bathroom suite with feature shower cubicle.
- Gas fired central heating.
- Fantastic first time buy.
- Two good, bright double bedrooms.
- Luxury fitted kitchen open to casual dining area.
- Upvc double glazing.
- Good presentation.
- Chain free.





## GROUND FLOOR

### ENTRANCE HALL

Ceramic tiled floor.

### LOUNGE

14'5 x 12'6

Wooden effect strip floor, storage under stairs.

### KITCHEN / DINING AREA

15'5 x 10'7

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, ceramic tiled floor, 4 ring hob and underoven, plumbed for washing machine.

## FIRST FLOOR

### BEDROOM 1

15'3 x 14'2

Wooden effect strip floor.

### BEDROOM 2

10'3 x 10'2

Wooden effect strip floor.

### LUXURY WHITE

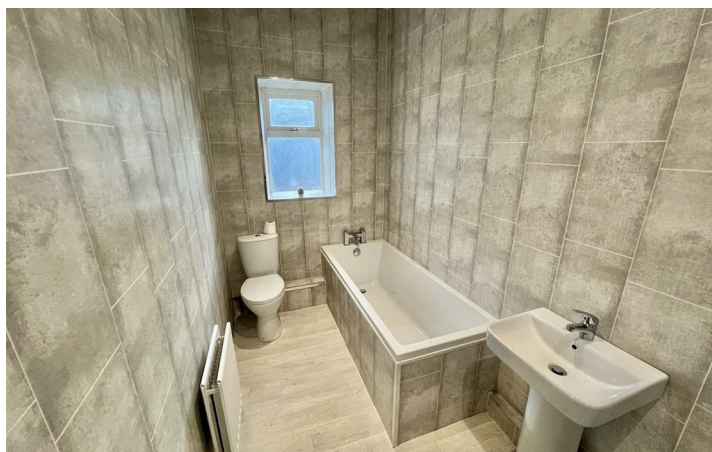
### BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush w.c., pvc wall panelling, thermostatically controlled shower unit.

### OUTSIDE

Rear enclosed yard.

## 2 WOODBOURNE CRESCENT, OFF SUFFOLK ROAD, BELFAST, BT11 9PH









## 2 WOODBOURNE CRESCENT, OFF SUFFOLK ROAD, BELFAST, BT11 9PH

Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Conor on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17795223**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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