



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £104,950

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### 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.

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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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