



## 65 LEESON STREET, FALLS ROAD, BELFAST, BT12 4LF



A substantial double fronted mid town house finished and presented to a very high standard throughout that benefits from fantastic doorstep convenience within walking distance to the Royal Victoria Hospital, schools, shops and Glider service all close by. Boasting three good, well appointed, bright bedrooms. One generous reception room. High gloss finished luxury fitted kitchen open to a casual dining area. White bathroom suite. Upvc double glazed windows / gas fired central heating system. Feature flooring / internal doors. Good, fresh, youthful presentation throughout. Magnificent first time buy. Clonard Monastery and St. Peters Cathedral are also close by, as are beautiful parklands, cafes, restaurants, and much more, and this most attractive home must be seen to be fully appreciated. Early viewing strongly recommended! Chain free / well worth an inspection.

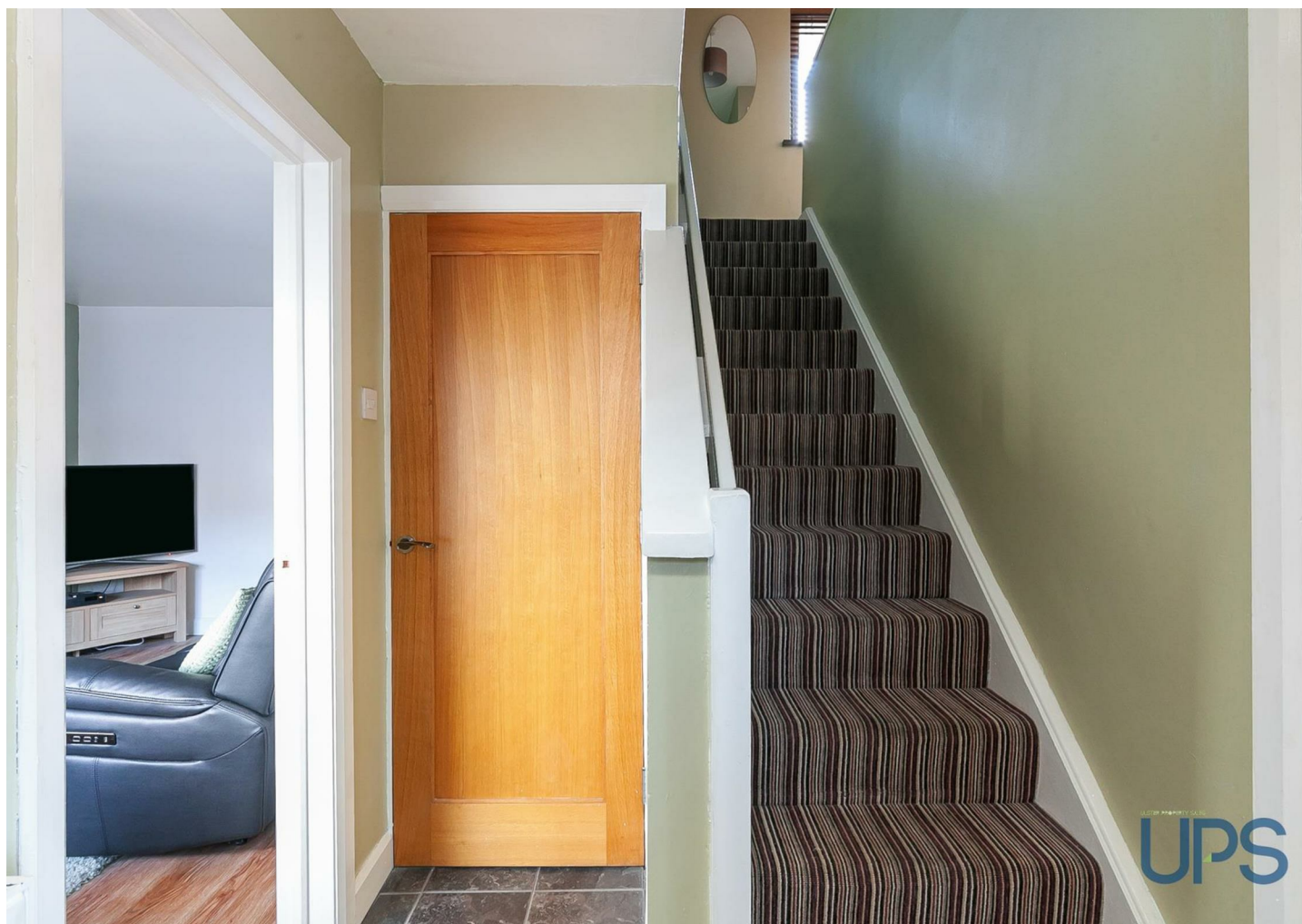
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(43-54) <b>E</b>		
(31-42) <b>F</b>		
(1-30) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**OFFERS AROUND £149,950**



## Key Features

- A substantial double fronted mid town house finished and presented to a very high standard throughout.
- High gloss finished luxury fitted kitchen open to a casual dining area.
- Upvc double glazed windows / gas fired central heating system / Downstairs cloakroom / W.c.
- Good, fresh, youthful presentation throughout.
- Chain free.
- One generous reception room.
- White bathroom suite.
- Feature flooring / internal doors.
- Magnificent first time buy.
- Well worth an inspection.





## GROUND FLOOR

Upvc double glazed entrance door to;

## ENTRANCE HALL

Ceramic tiled floor, walk-in cloaks understairs.

## LOUNGE

16'0 x 11'6

Feature effect fire-place with inset and hearth. Wooden effect strip floor.

## LUXURY KITCHEN / DINING AREA

16'2 x 12'6

Range of high and low level units, formica work surfaces, breakfast bar, 4 ring gas hob, underoven, overhead extractor hood, single drainer stainless steel sink unit. Plumbed for washing machine, breakfast bar, downlighters. Open to a casual dining area.

## REAR PORCH

Ceramic tiled floor, Upvc double glazed back door.

## DOWNSTAIRS

### CLOAKROOM WC

Low flush w.c, wash hand basin and vanity unit.

## FIRST FLOOR

### LANDING

Built-in cupboard. Gas boiler.

### BEDROOM 1

12'9 x 9'9

Wooden effect strip floor, built-in robes. Roofspace access.

### BEDROOM 2

15'2 x 7'5

Wooden effect strip floor.

### BEDROOM 3

12'8 x 6'9

Wooden effect strip floor, built-in robes.

## WHITE BATHROOM SUITE

Panelled bath, thermostatically controlled shower unit, shower screen, low flush w.c, wash hand basin, vanity unit, tiling, ceramic tiled floor.

## OUTSIDE

Rear enclosed yard, fencing and secure with flagging, feature railings to front.



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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. 18290272**

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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