



## 144 West Circular Road , Belfast, BT13 3QJ

**Offers Over £104,950**

A Superb Opportunity For A First Time Buyer Or Investor Alike To Purchase A Spacious Red Brick Terrace In This Ever Popular Location.

Holding a prime position within this ever popular section of the West Circular Road this attractive red brick terrace will impress. The spacious accommodation comprises 3 bedrooms, lounge, fitted kitchen with utility area off and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating and downstairs furnished cloakroom to include low flush wc. Close to local amenities and just a short commute to the City Centre combines with an excellent elevated position with private gardens to make this the perfect family home worthy of your immediate attention - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		53	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 144 West Circular Road , Belfast, BT13 3QJ



- Attractive Red Brick Townhouse
- Prime Elevated Position Within This Popular Location
- 3 Bedrooms, Spacious Lounge
- Fitted Kitchen
- Utility Area
- Modern White Bathroom Suite
- UPvc Double Glazed Windows
- Oil Fired Central Heating
- Private Gardens
- Perfect Family Home

## Entrance Hall

Pvc entrance door, double panelled radiator, under stairs storage.

## Lounge

16'7" x 12'4" (5.07 x 3.78)

Picture rail, panelled radiator, double panelled radiator, wood laminate floor, Pvc door to rear.

## Kitchen

12'3" x 10'9" (3.74 x 3.30)

Stainless steel single drainer, high and low level units, formica worktop, ceramic hob, fridge/freezer space, partly tiled walls.

## Utility

9'1" x 5'4" (2.77 x 1.65)

Plumber for washing machine, pvc door to rear.

## Furnished Cloakroom

Low flush w.c, panelled radiator. Panelled radiator.

## First Floor

Landing, hot-press/storage.

## Bathroom

Modern white bathroom suit comprising electric shower, low flush w.c, vanity unit, Pvc panelled walls and ceiling, recessed lighting.

## Bedroom

12'3" x 11'1" (3.74 x 3.38)

Panelled radiator.

## Bedroom

13'8" x 7'11" (4.17 x 2.42)

Panelled radiator.

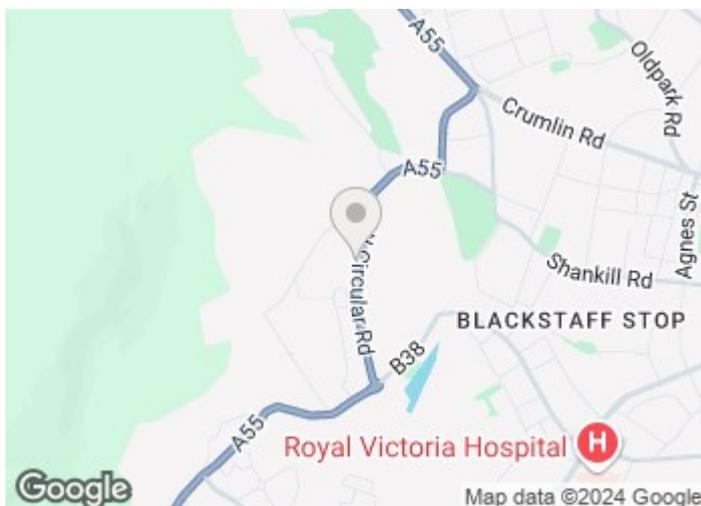
## Bedroom

9'6" x 8'11" (2.92 x 2.72)

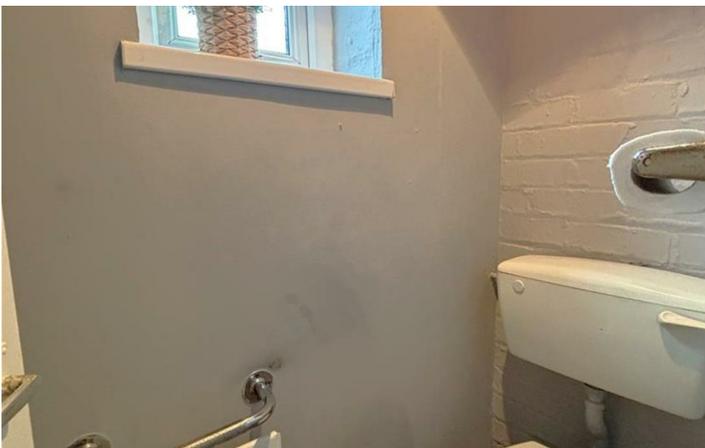
Panelled radiator.

## Outside

Concrete pavers and patio, mature lawns and hedging, coal bunker, pvc oil tank, outside tap and light.



## Directions



# Floor Plan

144 West Circular Road, BELFAST, BT13 3QJ



Ground Floor

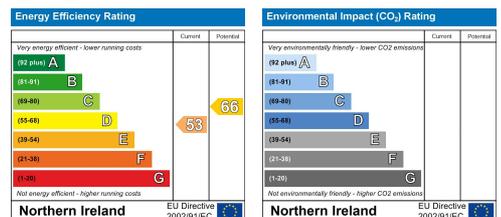


First Floor

Total Area: 78.4 m<sup>2</sup> ... 843 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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