

## 23 Caledon Street , Belfast, BT13 3AX

**Offers Around £90,000**

Attractive Red Brick Mid Terrace Holding An Excellent Position Within This Highly Popular Location.

An modernised mid terrace holding an excellent position within this highly regarded and ever popular location. The richly appointed accommodation comprises 2 bedrooms, lounge, fitted kitchen with dining area and white bathroom suite to ground floor. The dwelling further offers uPvc double glazed windows, oil fired central heating, low outgoings and the most convenient location just a short commute to Belfast's City Centre.

Ideally suited to the first time buyer or investor alike.

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

# 23 Caledon Street

, Belfast, BT13 3AX



- Attractive Red Brick Mid Terrace
- 2 Bedrooms
- Lounge
- Fitted Kitchen With Dining Area
- White Bathroom Suite To Ground Floor
- Upvc Double Glazed Windows
- Oil Fired Central Heating
- Short Commute To Belfast's City Centre
- Excellent Position Within This Highly Popular Location

## Entrance Hall

### Lounge

14'1" x 12'2" (4.31 x 3.71)

Double panelled radiator, understairs storage.

### Kitchen

14'1" x 6'9" (4.30 x 2.07)

Single drainer stainless steel sink unit, range of high and low level units, cooker space, fridge/freezer space, plumbed for washing machine, partly tiled walls, double panelled radiator.

Dining Area.

## Rear Lobby

Double panelled radiator, uPvc double glazed door to rear.

## Bathroom

Modern white bathroom suite comprising panelled bath, thermostatically controlled shower unit, shower screen, pedestal wash hand basin, low flush wc, partly pvc walls, double panelled radiator, extractor fan.

## First Floor

Landing, access to roofspace.

## Bedroom

14'1" x 11'10" (at widest) (4.30 x 3.63 (at widest))

Built-in storage, double panelled radiator.

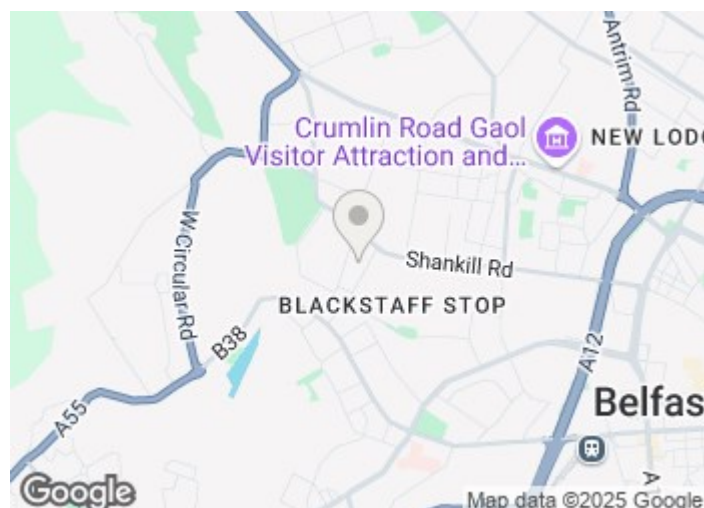
## Bedroom

14'0" x 6'10" (4.29 x 2.09)

Double panelled radiator.

## Outside

Enclosed private rear yard, pvc oil tank, outside light.



## Directions





Floor Plan

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.

