



## 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 3 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 23 Caledon Street

, Belfast, BT13 3AX



- Attractive Red Brick Mid Terrace
- Fitted Kitchen With Dining Area
- Oil Fired Central Heating
- 3 Bedrooms
- White Bathroom Suite To Ground Floor
- Short Commute To Belfast's City Centre
- Lounge
- Upvc Double Glazed Windows
- 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.

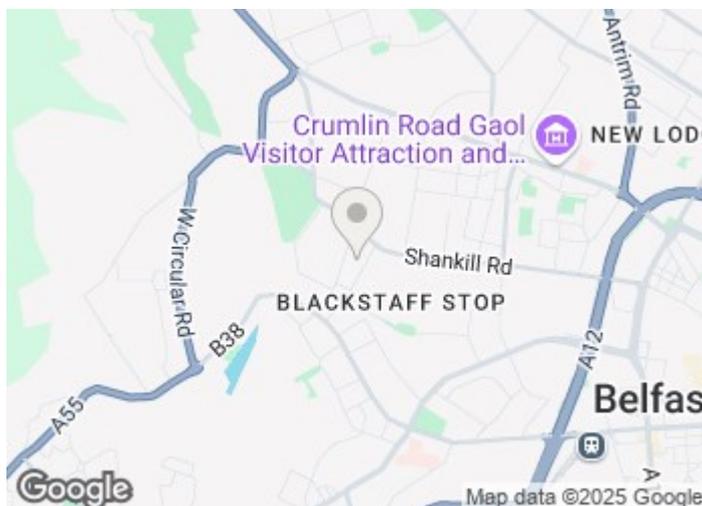
## Bedroom

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

Double panelled radiator.

## Outside

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

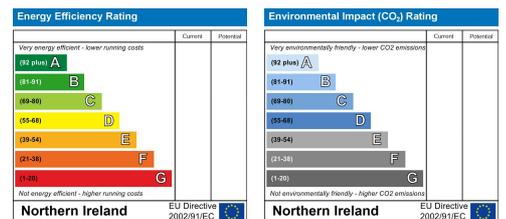


## Directions



# Floor Plan

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