

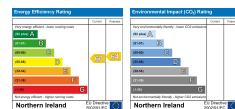


9 Westcott Street

Belfast, BT5 5BN

Offers in excess of

£95,000



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CASH OFFERS ONLY! A keenly priced property in a highly regarded residential location with obvious investment potential.

The dwelling comprises an entrance hall, open plan reception, fitted kitchen, three piece bathroom suite and two bedrooms laid out over the first and second floors. Outside there is an enclosed yard to the rear.

The property further benefits from gas fired central heating and uPVC double glazing.

Situated in a prime location, this property is conveniently close to shops, parks, and schools. Additionally, the area is known for its strong rental demand, offering a great opportunity for those looking to generate rental income.

With excellent transport links to Belfast City Centre, commuting is a breeze for those working or studying in the city. Don't miss out on the chance to own this fantastic property in a sought-after area with great potential.

Ground Floor

Vestibule Entrance

Composite front door with smoked glass inset, wooden internal door with glass insets leading to:

Hallway

Panelled radiator, stairs leading to first floor

Living Room 21'0" x 9'8" (6.42m x 2.95m)

Dual aspect windows allowing for plenty of natural light, under stair storage, 2 panelled radiators, enclosed gas and electricity meters

Kitchen 13'5" x 6'3" (4.11m x 1.93m)

Fitted kitchen, plumbed for a washing machine, panelled radiator, access to rear yard

First Floor

Landing

Access to roof space, enclosed storage cupboard housing gas boiler

Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and free standing shower, double panelled radiator

Front Bedroom 10'2" x 13'5" (3.10m x 4.10m)

Panelled radiator

Rear Bedroom 10'1" x 7'8" (3.09m x 2.34m)

Panelled radiator

Outside

Enclosed rear yard with access to rear entry



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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