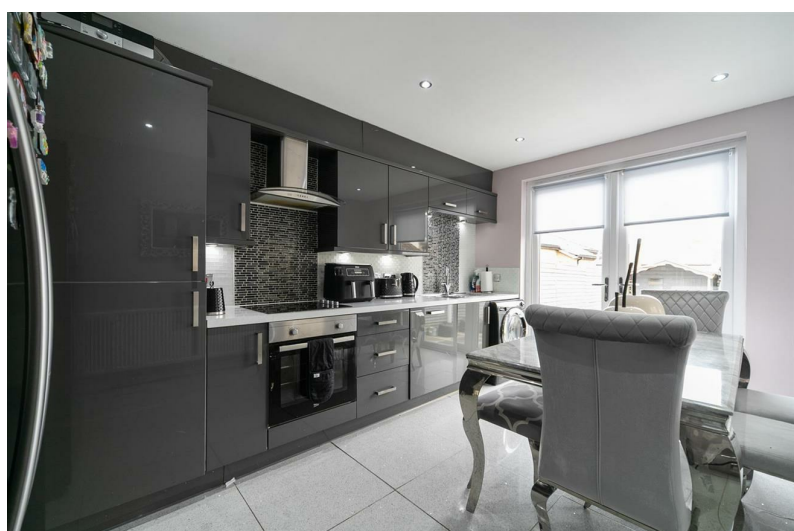




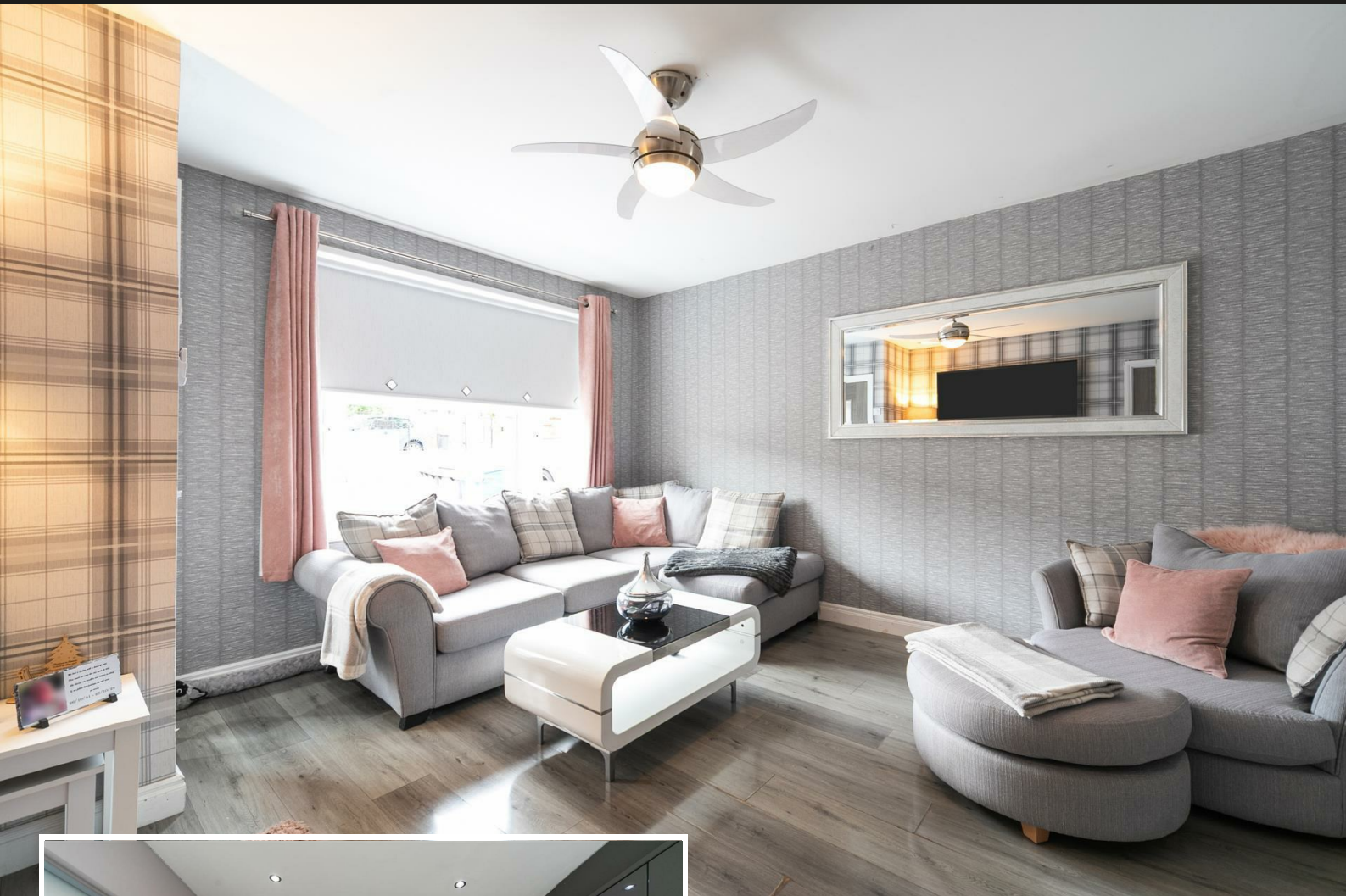
15 West Circular Road, Belfast, BT13 3QA

- Extended Mid Terrace Property
- Spacious Lounge
- Deluxe Shower Room
- Fixed Stairwell To Floored Roof Space
- Private Driveway; Enclosed Rear Garden
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Enclosed & Covered Utility Room
- Convenient Location; Immaculately Presented

Offers Over £144,950
EPC Rating E



15 West Circular Road, Belfast, BT13 3QA



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching double glazed side screens. Wood laminate floor covering. Access to under stairs store.

LOUNGE 13'7" x 13'5"

Wood laminate floor covering. Bow bay window to front elevation. Access to hallway and kitchen.

KITCHEN WITH INFORMAL DINING AREA 14'6" x 9'10"

Modern fitted kitchen with range of high and low level storage units finished in high gloss door and contrasting melamine work surface. Stainless steel sink unit with draining bay and swan neck mixer tap. Integrated, four ring hob with tiled splashback and extractor canopy over. Integrated, under counter electric oven. Space for American style fridge freezer. Integrated dishwasher. Plumbed for automatic washing machine. Splashback tiling to walls. Tiled floor. Access to built in store. Recessed spotlights. Built in store with gas fired central heating boiler. PVC double glazed French patio doors leading to rear garden.



HALLWAY

Stairwell leading to first floor. Wood laminate floor covering.

DELUXE FULLY TILED SHOWER ROOM 7'0" x 6'2"

Contemporary, white, three piece suite comprising oversized shower enclosure encompassing jet spa sprays and thermostat controlled shower unit, vanity unit with wash hand basin, and concealed cistern WC. Built in shelved store. Recessed spotlights.

FIRST FLOOR

LANDING

BEDROOM 1 12'4" x 10'9" (plus robes)

Built in fitted wardrobes with panelled/mirrored sliding doors. Tile effect laminate floor covering.

BEDROOM 2 12'4" x 8'5"

Wood laminate floor covering. Picture window to front elevation.

BEDROOM 3 12'3" x 6'2" (wps)

Wood laminate floor covering. Fixed stairwell leading to floored roof space.

FLOORED ROOF SPACE 16'8" x 9'8" (wps)

Currently utilised as a bedroom. Wood laminate floor covering. Light, power and radiator. Access into eaves storage. Velux window with views towards Belfast City centre.

EXTERNAL

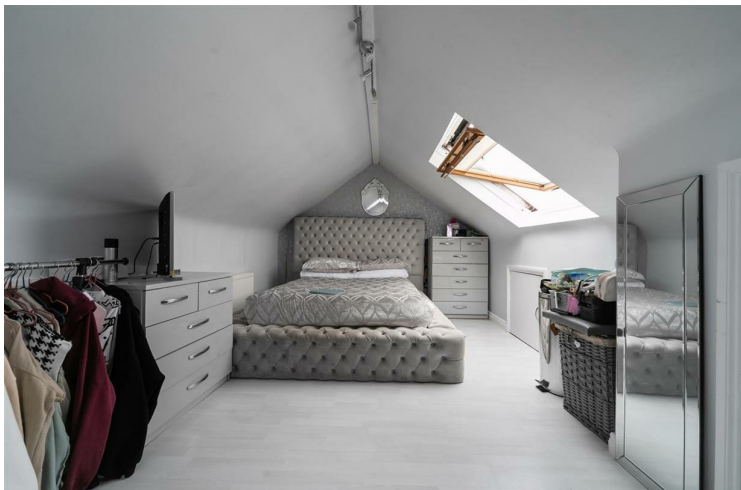
Generous sized private driveway area to front, finished in brick pavior. Fully enclosed, low maintenance rear garden finished in paved patio. Two timber garden sheds. External lighting. Outside tap.

ENCLOSED AND COVERED UTILITY ROOM 7'1" x 5'8"

Polycarbonate sheeted ceiling. Tile effect lino floor covering. Water tap. PVC double glazed French patio doors to rear garden.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.





Immaculately presented, extended, three bedroom, mid terrace property with floored roof space, private driveway to front and fully enclosed, low maintenance rear garden, conveniently located on West Circular Road, Belfast, within close proximity to local amenities, public transport routes, and main commuter networks.

The property comprises entrance hall, lounge, modern fitted kitchen with informal dining area, deluxe shower room with three piece suite, three well proportioned first floor bedrooms, and fixed stairwell to floored roof space (currently utilised as a bedroom).


Externally the property enjoys generous sized private driveway area to front finished in brick pavior, fully enclosed, low maintenance rear garden finished in paved patio, and enclosed utility room.

Other attributes include gas fired central heating and PVC double glazing.

Early viewing highly recommended to avoid disappointment.



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	45	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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