

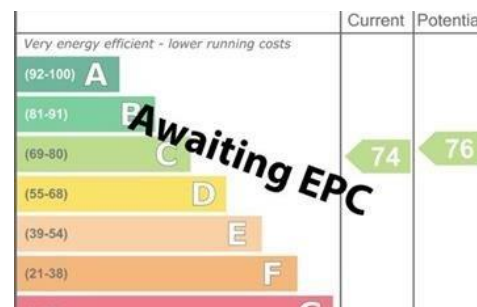
OUTSIDE GARDEN

Offers a front, side and rear gardens with on street parking.



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Estimated Domestic Rates 23/24: £391.21

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Offers Over:
£84,950

Viewing: By appointment through agent



**38 Westland Way,
Westland Road,
Belfast
BT14 6TA**

028 9068 2777

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- 3 Spacious double bedrooms
- Gas heating
- uPVC double glazing
- 3 Piece family bathroom
- Fitted kitchen with high and low level units
- Casual dining area
- Peaceful residential area
- No onward chain



3



1



1



YES

About The Property:

We are delighted to offer for sale this well appointed mid terrace property enjoying a prominent site with a pleasant outlook in this quiet residential area just off the Cavehill Road, North Belfast. Internally the dwelling boasts a spacious lounge, kitchen with casual dining, three good sized bedrooms and a shower room with white suite. Externally the property offers a front, side and rear gardens with on street parking. Other benefits include uPVC double glazing, and Gas heating.

This property is currently occupied by a sitting tenant who is in lease until October therefore would be ideal for someone who is looking to invest in property.



RECEPTION 1: 4.22m (13'10) x 3.8m (12'6)

Grey wood effect laminate flooring, double glazed upvc



KITCHEN: 5.68m (18'8) x 2.87m (9'5)

High and low level units, Formica work tops, stainless steel sink, vinyl flooring and plumed for washing machine.



BEDROOM 1: 3.99m (13'1) x 2.73m (8'11)

Carpet flooring, built in storage and Upvc Double glazed.



BEDROOM 2: 3.07m (10'1) x 2.86m (9'5)

Carpet flooring, double glazed upvc

BEDROOM 3: 2.4m (7'10) x 2.49m (8'2)

Carpet flooring, double glazed upvc



BATHROOM

3 piece family bathroom comprises of low flush wc, hand basin and panelled bath.