



**23 Lawnview Street, Belfast, BT13 3BZ**

- Spacious Mid Terrace Property
- Lounge Through Dining Room
- Bathroom; White Suite
- PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Fully Enclosed Rear Yard
- Ideal First Time Buy / Buy To Let

**Offers Over £89,950**

**EPC Rating D**





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled front door. Wood laminate floor covering.

#### LOUNGE THROUGH DINING ROOM 21'4" x 9'10" (plus recess)

Wood laminate floor covering. Access to under stairs store.

#### KITCHEN 13'1" x 5'8"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Wood laminate floor covering. Hardwood, glass panelled, door to enclosed rear yard.



## FIRST FLOOR

### LANDING

Stairwell to second floor.

### BEDROOM 1 11'10" x 10'4" (plus recess)

Built in store with gas fired central heating boiler.

### BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part tiling to walls. Access to shelved store.

## SECOND FLOOR

### LANDING

### BEDROOM 2 11'10" x 10'5"

### BEDROOM 3 10'8" x 7'8"

Built in store.

### EXTERNAL

Fully enclosed rear yard.

## 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.





**Spacious, three bedroom, three storey, mid terrace property, conveniently situated off Woodvale Road, North Belfast.**

**The property comprises entrance hall, lounge through dining room, separate modern fitted kitchen, three well-proportioned bedrooms, and bathroom with white three piece suite.**

**Externally, the property enjoys a fully enclosed yard to rear.**

**Other attributes include gas heating and PVC double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**

### 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>	58	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 and 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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