



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH LOCAL KNOWLEDGE



## 148 West Circular Road, Belfast Offers In The Region Of £84,950

Extensively Modernised Town Terrace in Popular Location

An extensively modernised town terrace holding a superb position within this highly regarded and sought after location. The richly appointed interior comprises 3 bedrooms, through lounge, modern fitted kitchen incorporating built-in oven, hob and integrated under fridge with dining area and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, extensive use of semi solid wood strip flooring, utility area with furnished cloakroom and has been completely re-decorated throughout.

Private gardens front and south facing rear combine with the most convenient location to make this a home not to be missed.

**Sam Brown**

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ULSTER PROPERTY SALES (Belfast)

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FINANCIAL SERVICES

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### **Entrance Hall**

UPvc double glazed entrance door, semi solid floor, under stairs cloaks, panelled radiator, telephone point.

### **Lounge 3.76 x 4.97 (12'4" x 16'4")**

Attractive fireplace, semi solid wood strip floor, panelled radiator, cornice ceiling.

### **Kitchen 3.14 x 3.33 (10'4" x 10'11")**

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and hob, integrated extractor fan, integrated fridge, quarter panelled walls, ceramic tiled floor.

### **Dining Area**

### **Rear Lobby**

UPvc double glazed rear door, ceramic tiled floor, panelled radiator.

### **Utility Area**

Plumbed for washing machine, tumble dryer space, double panelled radiator, quarter pine panelled walls.

Furnished Cloakroom - white suite comprising low flush wc, quarter pine panelled walls.

### **First Floor**

Landing.

### **Bedroom 2.76 x 2.11 (9'1" x 6'11")**

Semi solid wood strip floor, panelled radiator.

### **Bedroom 3.76 x 3.11 (12'4" x 10'2")**

Semi solid wood strip floor, panelled radiator.

### **Bedroom 3.34 x 3.17 (10'11" x 10'5")**

Semi solid wood strip floor, panelled radiator.

### **Bathroom**

White suite comprising shower cubicle, electric shower, fully tiled, pedestal wash hand basin, low flush wc, ceramic tiled floor, panelled radiator.

### **Outside**

Gardens front and rear in lawns and flowerbeds, outside tap, store.

### **Energy Performance Graphs**