

### 32 Windsor Road Belfast BT9 7FQ

#### Property Features

- 2 Bedrooms
- Oil Fired Central Heating

#### Property Summary

Situated off the Lisburn Road, ideally located to benefit from all South Belfast has. Within walking distance of the many boutiques and restaurants on the Lisburn Road, Queens University, Stranmillis Teaching College, City Hospital, Botanic Gardens, Royal Victoria and City Hospitals and the City Centre plus many other amenities and attractions. This property would be a good buy to let investment, refurbishment opportunity or first time buyers home.

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Two bedroom mid terrace just off the Lisburn Road.

ACCOMMODATION -

Hallway 0.97 x 3.82 (3'1" x 12'5")

Living Room - 2.73 X 2.92 (8'8" x 9'5")

Dining Room - 2.88 x 3.01 (9'4" x 9'9")

Kitchen - 1.84 x 3.55 (6'0" x 11'6")

Bedroom 1 - 3.86 x 3.04 (12'6" x 9'9")

Bedroom 2 - 2.10 x 3.02 (6'9" x 9'9")

Bathroom - 1.87 x 2.46 (6'1" x 8'0") Bath with shower over, whb, wc.

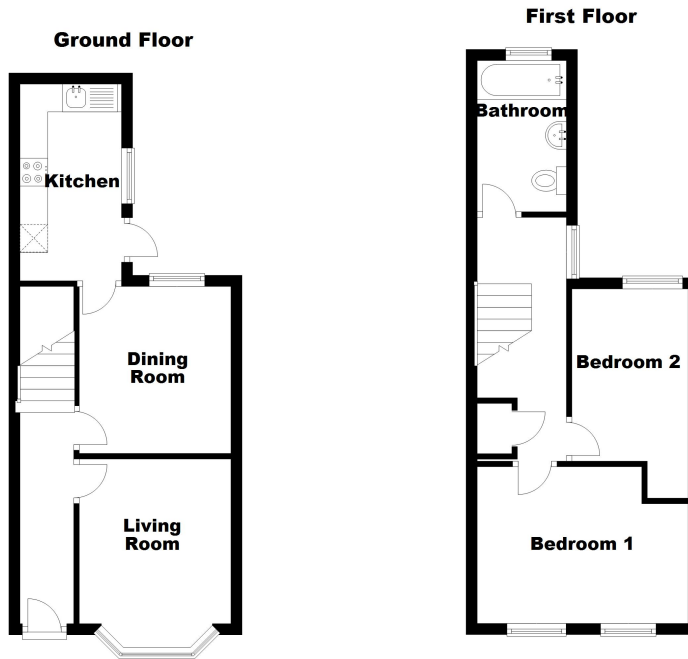
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Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of the new money laundering regulations, it is necessary that any party interested upon making an offer on the property will be required to provide photographic ID, utility bills and proof of funds.

Early viewing is highly recommended as we expect interest to be strong.

## Floorplans



Not to Scale these plans are for indication only and should not be relied upon. Whilst every care has been taken to ensure the plans are reflective of the property Douglas Huston LLP cannot be held liable for any errors.  
Plan produced using PlanUp.

**32 Windsor Road, Belfast**