

44 Lower Windsor Avenue, Belfast, BT9 7DX

Price: £119,950





McGuinness
Fleck

Privacy and Location In The Heart of South Belfast

Price: £119,950

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This two bedroom terraced property presents a great opportunity for investors and first time buyers to purchase in a fantastic area of high demand in an unrivalled location in the heart of South Belfast just off the ever popular Lisburn Road.

This terrace home is perfectly positioned close to all local amenities including shops, restaurants and bars with excellent public transport links.

Internally the property has enormous potential, however, it is in need of modernisation and has been priced to reflect the works required.

- Two Bedrooms
- Two Reception Rooms
- Gas Fired Central Heating
- uPVC Double Glazing
- Walking distance to City Centre, City Hospital & Queens



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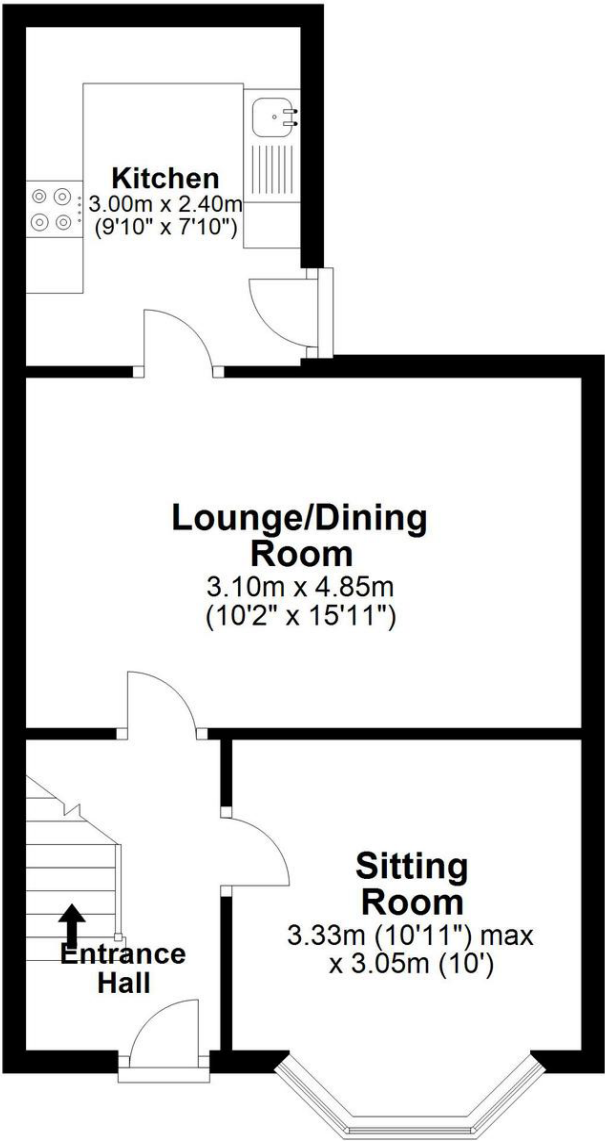


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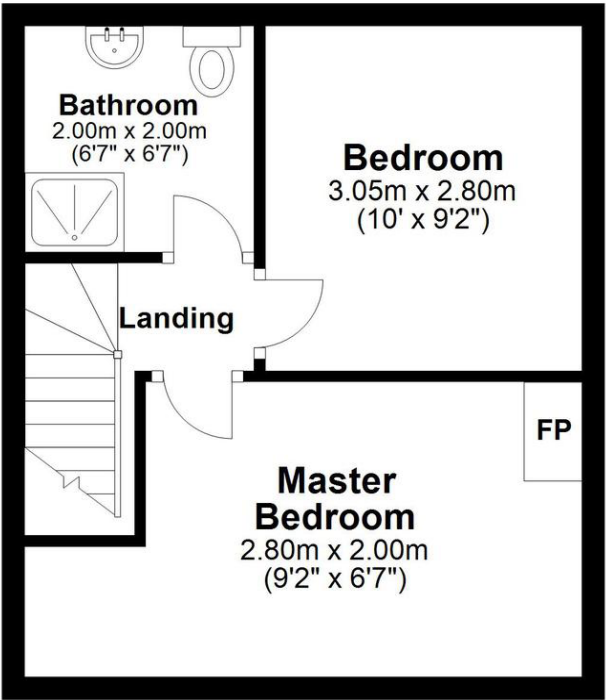
Ground Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



First Floor

Approx. 28.8 sq. metres (309.8 sq. feet)



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	62	64
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		