

# For Sale

SimonBrien

Asking Price: £159,950



37 Windsor Road  
Belfast  
County Antrim  
BT9 7FP

[simonbrien.com](http://simonbrien.com)





Ideally located off the main Lisburn Road the property is well placed close to all local amenities within the area, and is within comfortable walking distance of Belfast City Centre, Queen's University and Belfast City Hospital.

The accommodation, provides two bedrooms together with a spacious open plan living / dining area, kitchen and shower room

Likely to be of interest to the first time buyer or investor in today's market. Viewing is by appointment through our South Belfast office on 028 9066 8888.



### Special Features & Services

- Attractive Red Brick Mid-Terrace
- Two Generous Bedrooms
- Spacious Open Plan Living / Dining
- Fully Fitted Kitchen
- Shower Room
- Gas Fired Central Heating
- Double Glazing
- Popular & Convenient Location Close To All Local Amenities On The Main Lisburn Road, Queens University, City Centre and Local Hospitals
- Ideal First Time Buy / Investment Purchase
- Viewing by Private Appointment

### Accommodation

#### Ground Floor

##### Entrance Hall

##### Living/Dining

22'6" x 9'9" (6.86m x 2.97m):

##### Kitchen

12'3" x 6'2" (3.73m x 1.88m):  
Range of units and appliances

#### First Floor

##### Shower Room

##### Bedroom

10'2" x 8'10" (3.1m x 2.7m):

##### Bedroom

13'1" x 9'4" (4m x 2.84m):



#### VALUER

Mark Leinster  
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#### MORTGAGE ADVICE

Crawford Mulholland Financial  
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Belfast  
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T: 02890665544  
E: office@crawfordmulholland.com

# SimonBrien



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	61 D
21-38	F		
1-20	G		

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