



## 5 Lecale Street, BT12 6JD

**Price Guide £85,000**

This mid-terrace property is located just off Bates Avenue in South Belfast. The bright accommodation comprises comfortable lounge, kitchen / open plan dining with access to rear enclosed yard, two bedrooms and first floor bathroom. Further benefits include Gas fired central heating and double glazed windows. 5 Lecale Street is chain free and offers convenience to a wide range of amenities with Boucher Road, City Centre & Lisburn Road all within walking distance. Excellent transport links are also close by. Early viewing is recommended.

- Mid-Terrace Property
- Comfortable Lounge
- Chain Free
- Convenient To City centre / City Hospital
- Two Bedrooms
- Open Plan Kitchen / Dining Area
- Gas Heating / Double Glazed Windows
- Perfect First Time Buyer / Investment Opportunity

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

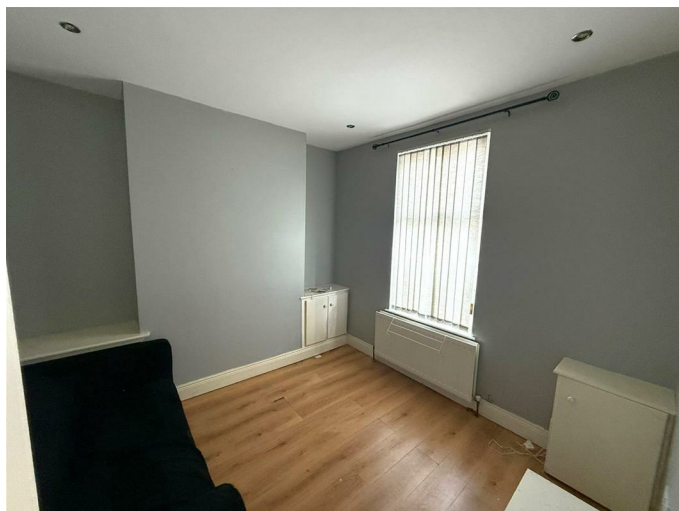


## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

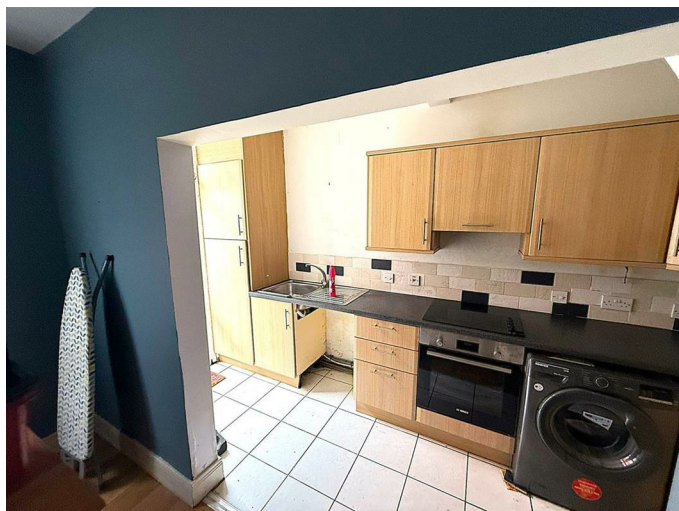
Hardwood Front door and tiled flooring.

### LOUNGE 9'10" x 9'10" (3.0 x 3.0)



Laminate flooring.

### KITCHEN 13'1" x 6'2" (4.0 x 1.9)



Modern kitchen comprising high and low level units, built in oven with 4 ring electric hob, extractor fan, plumbed for washing machine, part tiled walls and tiled flooring.

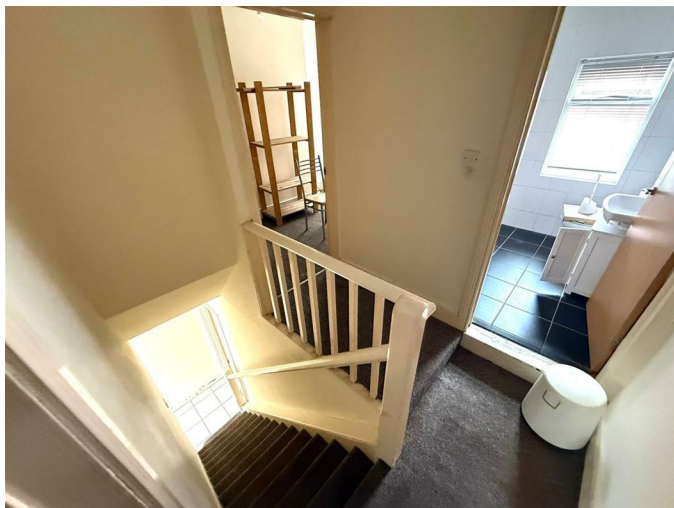
### OPEN PLAN

### DINING 9'6" x 9'2" (2.9 x 2.8 )

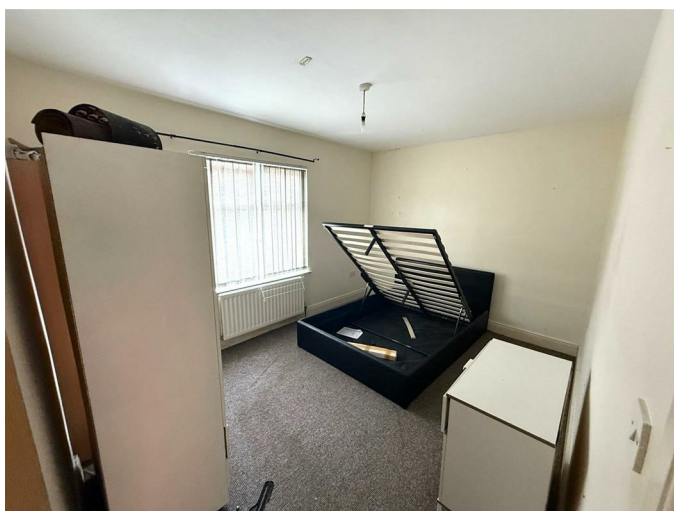


Laminate flooring.

### ON THE FIRST FLOOR



### BEDROOM ONE 13'9" x 9'10" (4.2 x 3.0 )



### **BEDROOM TWO 13'1" x 6'6" (4.0 x 2.0 )**



### **BATHROOM 6'6" x 6'6" (2.0 x 2.0 )**

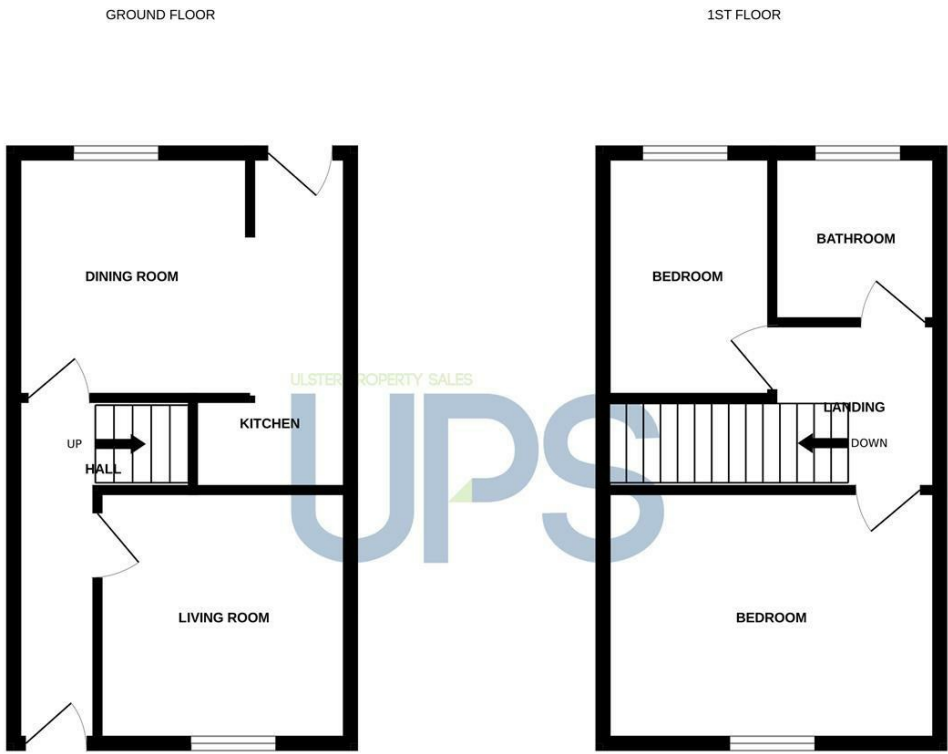


White suite comprising, low flush w.c, panel bath, pedestal wash hand basin, fully tiled walls and tiled flooring.

### **OUTSIDE**

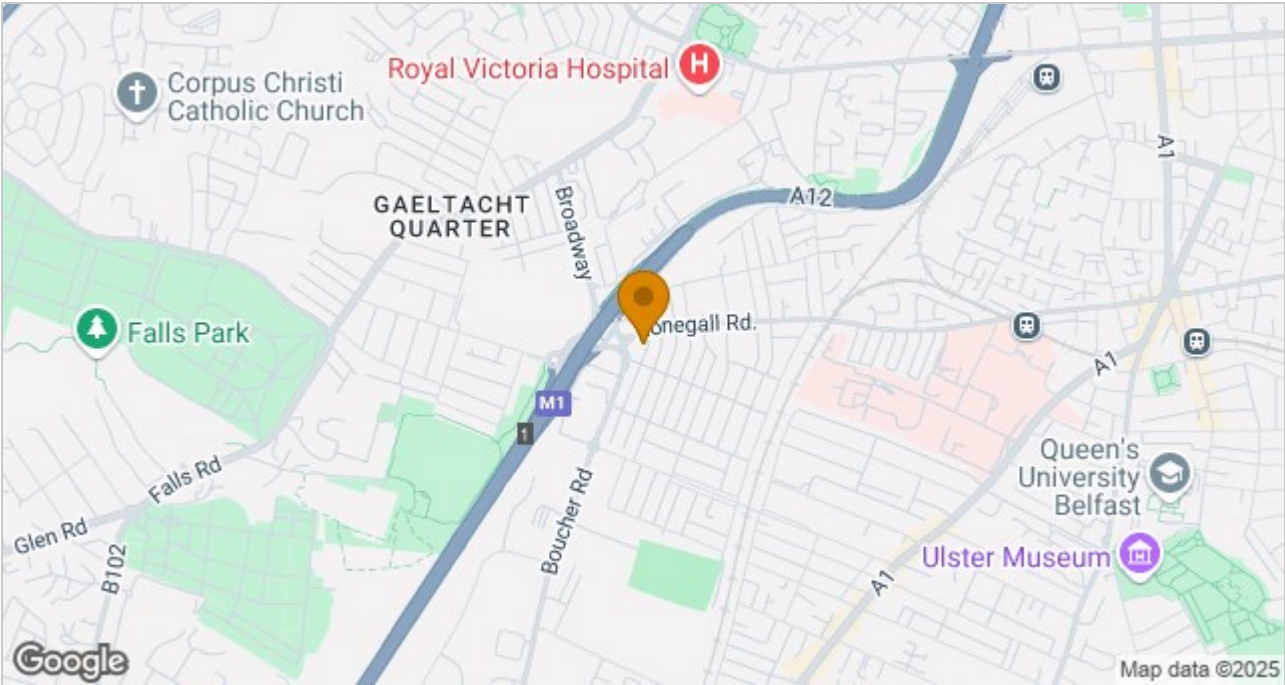
Enclosed yard to rear.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix G3025

Area Map



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