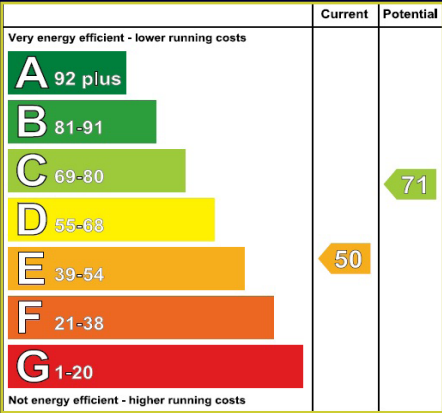


LOCATION: Travelling up Bates Avenue from Boucher Road, turn onto Tavanagh Street which is the third street on the left. Then turn left onto Frenchpark Street. Lecale Street is the second street on the right.

Ref: 0799-7992-0280-6094-3950



Dougan
RESIDENTIAL & COMMERCIAL

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27 Lecale Street, Bates Avenue,
Belfast, BT12 6JE

Asking Price £67,500

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Key Features:

- Well Presented Semi Detached Villa
- Excellent Location With The Lisburn Road, City Hospital and Royal Hospital Within Walking Distance
- Excellent First Time Buy Or Investment Opportunity
- Bright And Spacious Living Room
- Modern Fitted Kitchen With Excellent Dining Area / Family Room
- Three Generous Bedrooms
- First Floor Bathroom In White Suite
- Driveway Parking To The Side
- Rear Garden In Lawn With Patio Area
- Oil Fired Central Heating
- Double Glazed
- Excellent Storage Throughout
- Early Viewing Recommended

SUMMARY

Very well presented semi detached village located just of Tates Avenue in South Belfast. The property benefits from an excellent location with the Lisburn Road, Boucher Retail Complex, City Hospital and Royal Hospital all within walking distance.

Internally the property is deceptively spacious and comprises of a bright and spacious living room, modern fitted kitchen with excellent dining area and excellent storage on the ground floor.

The first floor features three generous bedrooms and a well appointed bathroom in white suite.

The property further benefits from oil fired central heating, double glazing, driveway parking and a large rear garden in lawn with a patio area.

Early viewing is advised.



ACCOMMODATION:

Ground Floor

ENTRANCE HALL:

Pvc front door

LIVING ROOM: 17' 9" x 11' 5" (5.41m x 3.48m)

Laminate wooden floor, bevelled glass door, feature fire place

REAR HALLWAY:

Storage cupboard

KITCHEN OPEN TO DINING ROOM: 18' 1" x 11' 5" (5.51m x 3.48m)

Excellent range of high and low level units, formica work surfaces, stainless steel sink unit, partly tiled walls, ceramic tiled floor, plumbed for dishwasher, space for fridge freezer, integrated oven and hob, extractor fan

First Floor

LANDING:

Built in storage / robes, roof space access

BEDROOM (1): 11' 5" x 10' 00" (3.48m x 3.05m)

BEDROOM (2): 11' 5" x 10' 3" (3.48m x 3.12m)

Laminate wooden floor, built in robe

BEDROOM (3): 8' 7" x 7' 1" (2.62m x 2.16m)

Laminate wooden floor

BATHROOM:

White suite comprising low flush w.c, pedestal wash hand basin, panel bath with electric shower, partly tiled walls, ceramic tiled floor

OUTSIDE:

Rear garden laid in lawn with patio area. Side driveway