

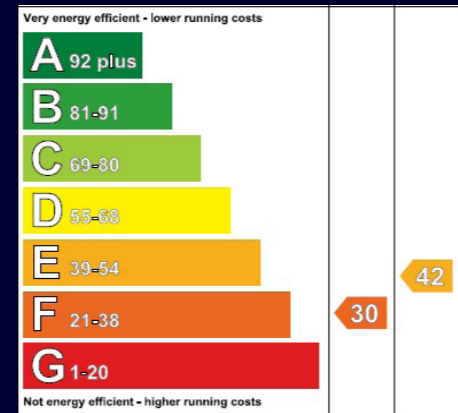
Travelling along the Lisburn Road from Belfast, Windsor Road is the sixth street on the right hand side after the Tates Avenue junction



42 Windsor Road, Lisburn Road  
 Belfast, BT9 7FQ  
 Asking Price £104,950



ENERGY PERFORMANCE CERTIFICATE



**Dougan**  
 RESIDENTIAL & COMMERCIAL

Unit 6 Orpen Shopping Centre Upper Lisburn Road Belfast BT10 0BG  
 Telephone 028 9030 8855 Facsimile 028 9061 2252  
 Email [info@douganproperty.com](mailto:info@douganproperty.com)  
 Web [www.douganproperty.com](http://www.douganproperty.com)

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## KEY FEATURES

- Bay Fronted Mid Terrace In Need Of Refurbishment
- Excellent Location, Lisburn Road & Adelaide Train Halt Within Walking Distance
- Belfast City Centre Easily Accessible By Bus, Car Or Train
- Bay Fronted Through Lounge
- Fitted Kitchen With Under stair Storage
- Two Bedrooms
- First Floor Bathroom
- Front Forecourt Garden
- Enclosed And Covered Rear Yard
- Additional Enclosed Rear Yard
- South Facing Rear Garden
- Gas Fired Central Heating
- Excellent Investment
- Early Viewing Advised

## SUMMARY

Mid terrace property located just off the vibrant Lisburn Road in the heart of South Belfast. The property benefits from an excellent location many shops, restaurants and boutiques within walking distance. Belfast City Centre is easily accessible by bus, car or rail and Queens University, Stranmillis and Belfast City Hospital are close at hand.

The property requires refurbishment throughout and comprises of a through lounge and kitchen on the ground floor. Two bedrooms and a bathroom are to the first floor.

The property benefits from an enclosed and covered rear yard, a separate enclosed yard ideal for bin storage and a South facing rear garden.

Early viewing is advised to appreciate the potential this house has to offer.



## ACCOMMODATION:

### ENTRANCE PORCH:

Wooden front door

**ENTRANCE HALL:** Cornicing

### LIVING / DINING ROOM:

**22' 1" x 9' 5" (6.73m x 2.87m)**

Bay window

### KITCHEN:

**11' 3" x 5' 9" (3.43m x 1.76m)**

Range of high and low level units, for-mica work surfaces, stainless steel sink unit, space for oven and hob, partly tiled walls, under stair storage

## First Floor

**LANDING:** Hot-press with gas boiler

### BEDROOM (1):

**12' 9" x 9' 11" (3.89m x 3.03m)**

### BEDROOM (2):

**9' 11" x 7' 0" (3.02m x 2.14m)**

### BATHROOM:

Low flush w.c, panel bath, pedestal wash hand basin

## Outside

Front forecourt garden

Enclosed and covered rear yard

Additional enclosed rear yard ideal for bin storage

South facing rear garden