



23 Wheatfield Crescent  
Belfast, BT14 7HS

Offers in the region of  
£119,950



Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating



# 23 Wheatfield Crescent

, Belfast, BT14 7HS

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An extended end terrace in a highly regarded residential location which is sure to appeal to first time buyers, growing families and investors alike.

Internally the dwelling comprises an entrance hallway, open plan reception with dining space, fitted kitchen, classic white bathroom suite and three bedrooms. Outside there is an enclosed yard to the front and a large enclosed garden to the rear.

The property further benefits from oil fired central heating and full uPVC double glazing.

Wheatfield Crescent is ideally situated close to many shops and amenities including Iceland and Ballysillan Leisure Centre. There is also a wealth of leading primary and secondary schools just a short distance away. Access to Belfast City Centre is easily accessed with a bus stop conveniently located at the end of the street.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hallway

PVC front door with glass inset, wood laminate flooring, double panelled radiator, enclosed electricity meter, stairs leading to first floor

### Living Room 20'9" x 10'0" (6.35m x 3.06m)

Into bay, dual aspect windows allowing for plenty of

natural light, wood laminate flooring, 2 double panelled radiators

### Kitchen 19'7" x 7'3" (5.99m x 2.21m)

Fitted kitchen with ample counter space, bowl and a half sink and drainer with mixer taps, cooker space with extractor hood, PVC cladded walls and ceiling, vinyl flooring, double panelled radiator, access to rear garden

## First Floor

### Landing

Access to roof space

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with shower attachment overhead, vinyl flooring, tiled walls, enclosed hot press with additional storage

### Front Bedroom 10'3" x 9'0" (3.13m x 2.76m)

Mirrored slide robes, panelled radiator

### Rear Bedroom 10'3" x 9'0" (3.14m x 2.76m)

Mirrored slide robes, panelled radiator

### Third Bedroom 6'7" x 6'7" (2.01m x 2.01m)

Panelled radiator

## Outside

### Front

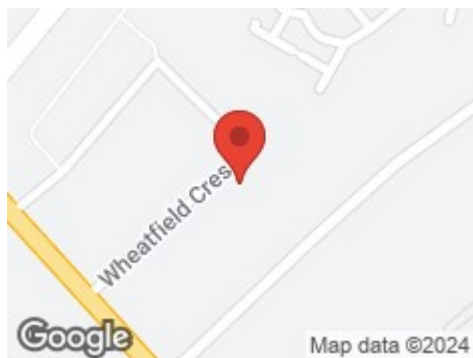
Metal privacy fence and entrance gate, enclosed paved garden with flowered borders

### Rear

Mature garden laid out in lawn, wood panelled fencing surround, enclosed boiler house, PVC oil tank



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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