



## 13 Weston Drive, Belfast, BT9 7JF

**Price Guide £165,000**

Conveniently located just off Stockmans Lane, this excellent mid terrace property comprises, living room open plan to dining, modern fitted kitchen, two good sized bedrooms and first floor bathroom suite. The attic is also floored and provides excellent storage. The property benefits from Gas fired central heating and PVC double glazing throughout. Outside there is a private, enclosed rear garden in lawn and small garden to front. This home will appeal to a range of prospective purchasers, including the first time buyer, those wishing to downsize whilst remaining in a convenient location or investors seeking a quality home that will generate strong demand from the rental market. Within walking distance to the Lisburn Road, cafés, shops & restaurants along with train and bus stops, early viewing is encouraged.

- Mid Terrace Property
- Spacious Living / Dining Room
- Contemporary Bathroom Suite
- Gas Fired Central Heating / PVC Double Glazing
- Enclosed Rear Garden In Lawn
- Two Excellent Bedrooms
- Modern Fitted Kitchen
- Floored Attic
- Downstairs Toilet
- Ideal First Time Buy / Investment or Downsize

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		56	69
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**  
PVC front door.

**RECEPTION HALL**



Wood floor.

**LIVING / DINING 22'7" x 10'5" (6.9 x 3.2)**



Feature fireplace, bay window, wood floor.



**KITCHEN 18'8" x 7'6" (5.7 x 2.3)**



Range of high and low level units, integrated dishwasher, integrated oven with 4 ring hob, stainless steel extractor fan, part tiled walls, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, ceramic tiled floor.



**CLOAKROOM**



Low flush W.C, pedestal wash hand basin, wood floor.

## ON THE FIRST FLOOR

### BEDROOM ONE 12'5" x 10'2" (3.8 x 3.1)



### BEDROOM TWO 12'5" x 9'2" (3.8 x 2.8)

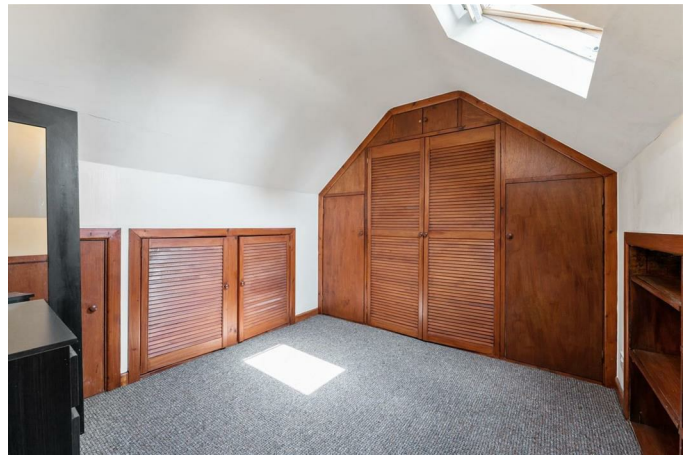


## BATHROOM



White suite comprising panel bath with shower over, low flush W.C, pedestal wash hand basin, fully tiled walls, ceramic tiled floor.

## ATTIC 9'10" x 8'6" (3 x 2.6)



Built in storage. Storage into eaves.

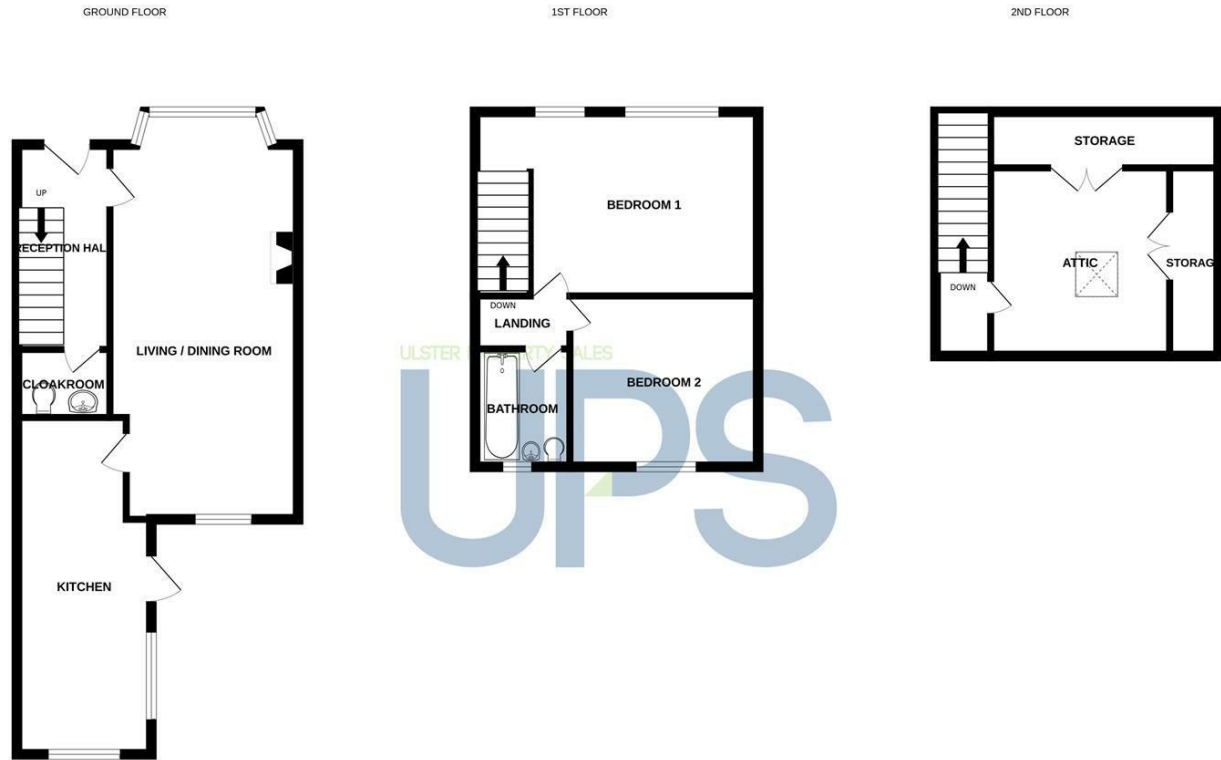
## OUTSIDE



Enclosed rear garden in lawn.



# 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.  
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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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