



28 Windsor Drive, Belfast BT9 7FH

Offers Around £110,000

**Viewings Strictly by Appointment
with Sole Agents.**

Located just off the ever popular and convenient Lisburn Road within walking distance to excellent local amenities that the immediate area has to offer as well as Queens University and Belfast City Hospital.

In need of total refurbishment throughout this property has the potential to become an excellent home or investment property, however we are only accepting **CASH OFFERS** due to the level of modernisation required.

Internally the property comprises of two separate reception rooms, kitchen area, three bedrooms and an attic room.

The perfect project for a builder or investor. and we recommend early viewing.

MCGEOWN



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Property Features

- Mid Terrace in Popular Location
- Two Separate Reception Rooms
- Three Bedrooms
- In Need of Total Refurbishment, Excellent Potential
- CASH OFFERS ONLY Due to Refurbishment Required

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F		
1-20	G	5 G	

Covered Entrance Porch

Ground Floor

Reception Room One:

3.23m (10'7) x 2.97m (9'9) at widest point (into bay)

Reception Room Two:

4.93m (16'2) x 3.3m (10'10) at widest point

Kitchen Areas:

2.62m (8'7) x 2.49m (8'2) at widest point.

First Floor

Shower Room Area:

1.73m (5'8) x 1.68m (5'6) at widest point.

Bedroom One:

2.97m (9'9) x 2.95m (9'8) at widest point.

Bedroom Two:

2.97m (9'9) x 2.67m (8'9) at widest point.

Bedroom Three:

1.75m (5'9) x 1.75m (5'9) at widest point

Fixed staircase to roofspace.

Roofspace:

Under eaves, 2x velux windows.

Outside:

Enclosed forecourt to front, enclosed yard to rear.

Location:

Windsor Drive is off the Lisburn Road and can be accessed from Lower Windsor Ave.

Rates Payable:

£1057.68 per annum approx.

Viewings:

By appointment with the sole Selling Agent, Danny McGeown, McGeown Estate Agents, 02890 668555.

McGEOWN

 PROPERTY SALES
  LETTINGS
  MANAGEMENT

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