

124 Woodvale Avenue , Belfast, BT13 3EY

Offers Around £82,500

Fantastic First Time Buyer or Investment Opportunity

Holding a prized elevated corner site with delightful open aspect to front this red brick semi detached villa offers the perfect starter home or investment opportunity. The improved interior comprises extended entrance porch, lounge, modern kitchen, 3 bedrooms and modern white bathroom suite. The dwelling further offers newly installed gas fired central heating incl new radiators, uPvc double glazed windows, re-plastering, updated wiring and has been much improved in recent years with just the finishing touches now required.

Driveway parking and a most convenient location with excellent amenities all close to hand and City just a short commute away makes this an opportunity not to be missed - Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	71
Northern Ireland		EU Directive 2002/91/EC	

124 Woodvale Avenue

, Belfast, BT13 3EY



- Fantastic First Time Buyer Or Investment Opportunity
- Modern Fitted Kitchen
- Upvc Double Glazed Windows
- Red Brick Semi Detached Villa
- White Bathroom Suite
- Low Outgoings
- 3 Bedrooms, Lounge
- Gas Fired Central Heating
- Off Street Parking

Extended Entrance Porch

Upvc double glazed entrance door.

Lounge

12'5" x 10'8" (3.81 x 3.27)
Recessed lighting, double panelled radiator.

Kitchen

10'4" x 7'10" (3.17 x 2.40)
Single drainer stainless steel sink unit, extensive range of high and low level units, wood block effect formica worktops, 4 ring gas hob, steel under oven, stainless steel canopy extractor fan, plumbed for washing machine/dryer,

fridge/freezer space, partly tiled walls, Lvf flooring, panelled radiator.

Rear Lobby

Understairs storage, concealed gas boiler, hardwood double glazed side door.

Bathroom

Modern white suite comprising shower cubicle, thermostatically controlled shower unit, vanity unit, low flush wc, pvc panelled walls, recessed lighting, chrome radiator.

First Floor

Landing, access to roofspace.

Bedroom

8'4" x 6'9" (2.55 x 2.08)
Double panelled radiator.

Bedroom

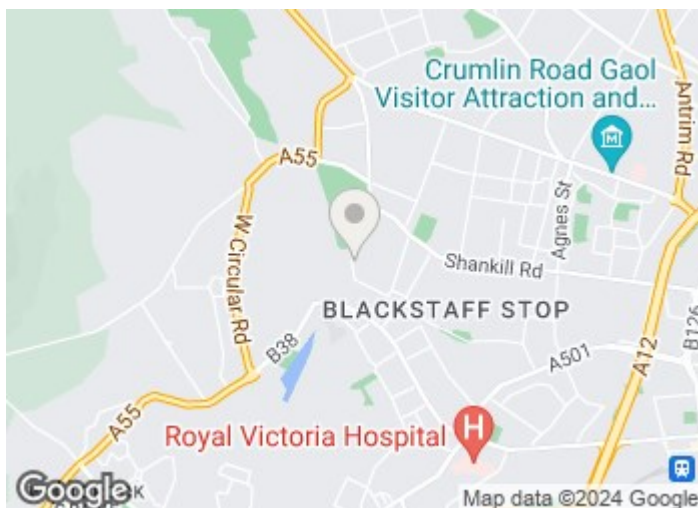
10'7" x 6'5" (3.23 x 1.98)
Double panelled radiator.

Bedroom

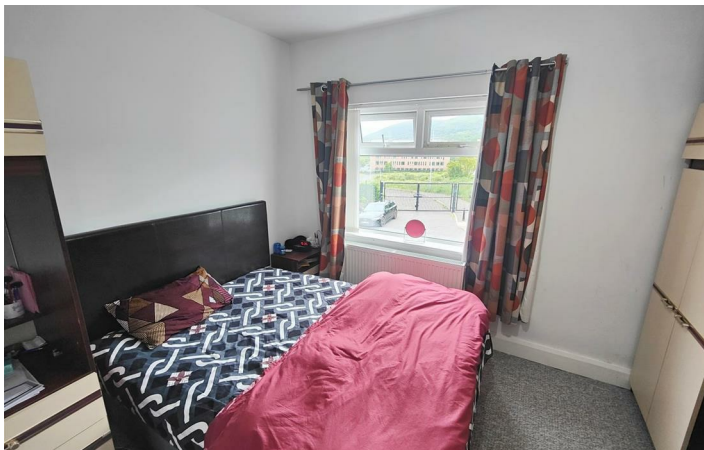
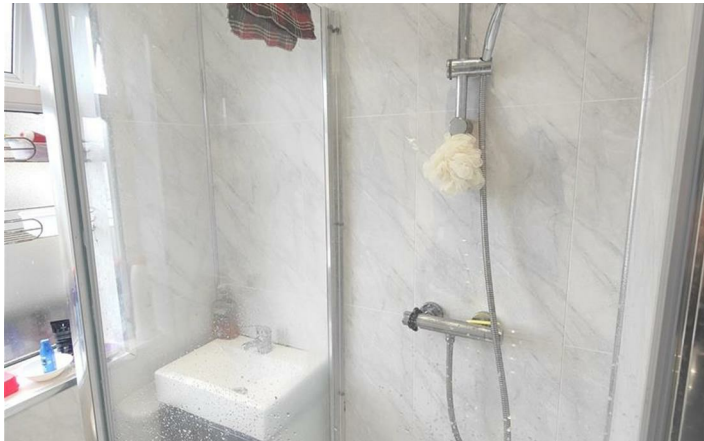
13'5" x 9'3" (4.09 x 2.84)
Double panelled radiator.

Outside

Hard landscaped gardens front, side and rear in concrete paving, victorian style gates, timber storage shed.

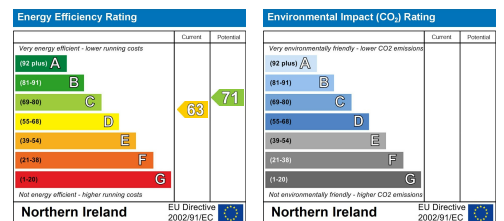


Directions



Floor Plan

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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYMENA
028 2565 7700

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
@Ulster Property Sales is a Registered Trademark