



142 Woodvale Road, Belfast, BT13 3BX

- Spacious, End Terrace Property
- Lounge
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Yard and Rear Garden
- Four Well-Proportioned Bedrooms
- Dining Room
- Bathroom; White Suite
- Private Driveway
- Convenient Location

Offers Over £164,950

EPC Rating D



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed front door. Tiled floor. Feature height ceiling continuing throughout majority of home. Glass panel door with matching side screens and fanlight over leading to:

#### ENTRANCE HALL

Stairwell to first floor. Glass panelled French doors leading to lounge. Glass panelled door leading to dining room.

#### LOUNGE 15'3" x 11'11" (wps)

Box bay window to front elevation. Open fire in cast iron fireplace with granite hearth and contrasting surround. Glass panelled French doors leading to dining room.

#### DINING ROOM 13'3" x 11'7"

Access to under stairs store.



## **KITCHEN 12'3" x 7'6"**

Modern fitted kitchen with range of high and low level storage units with contrasting melamine effect work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Plumbed space for washing machine, space for fridge freezer. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear yard.

## **FIRST FLOOR**

### **LANDING**

Access to store with gas fired central heating boiler. Stairwell to second floor.

### **BEDROOM 1 16'4" x 11'10"**

### **BEDROOM 2 11'8" x 10'0"**

### **BATHROOM**

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and folding shower screen over bath. Chrome towel radiator, Fully tiled walls. Access to roof space. Tile effect flooring.

## **SECOND FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 3 16'4" x 11'10"**

### **BEDROOM 4 10'3" x 9'9"**

## **EXTERNAL**

Double gates leading to generous sized private driveway finished in concrete.

Tiled entrance canopy.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear yard finished in concrete.

Outside tap.

External lighting.

Low maintenance rear garden, finished mainly in artificial grass.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





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**Well presented, spacious, four bedroom, end terrace property, conveniently located on Woodvale Road, North Belfast.**

**The property comprises entrance porch, entrance hall, lounge, dining room, separate modern fitted kitchen, four well-proportioned bedrooms, and bathroom, with white three piece suite.**

**Externally, the property enjoys generous sized private driveway, enclosed yard, and low maintenance rear garden.**

**Other attributes include gas heating and PVC double glazing.**

**Early viewing highly recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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