

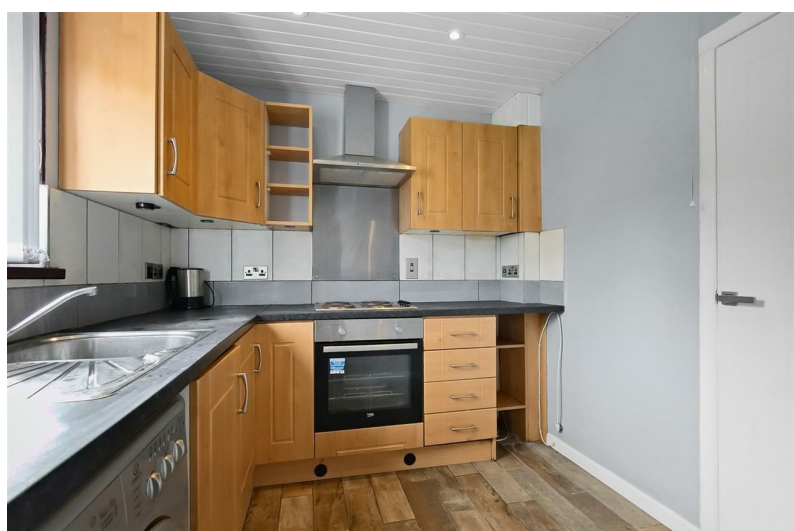


58 Woodvale Drive, Belfast, BT13 3LP

- End Terrace Property
- Kitchen
- Three Bedrooms
- Electrical Rewire
- Fully Enclosed Rear Garden
- Lounge
- Shower Room
- Gas Heating; PVC Double Glazing
- Private Driveway
- Convenient Location

Offers Over £119,950

EPC Rating D



58 Woodvale Drive, Belfast, BT13 3LP



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor.

LOUNGE 15'1" x 10'5"

Focal point fireplace. Dual aspect windows.

KITCHEN 11'6" x 7'10" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Integrated hob with stainless steel splashback and extractor hood over. Integrated oven. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor.



SHOWER ROOM

White, three piece suite comprising panelled shower enclosure, pedestal wash hand basin and WC. Electric shower. Towel radiator. Part panelling to walls.

FIRST FLOOR

LANDING

BEDROOM 1 15'2" x 9'10" (wps)

Fitted wardrobes with mirror panelled sliding doors. Separate built in store. Tile effect wood laminate floor covering.

BEDROOM 2 10'6" x 8'8"

Fitted wardrobes in sliding doors. Separate built in store was gas fired central heating boiler (installed new 2026). Access to roof space. Tile effect wood laminate floor covering.

BEDROOM 3 7'3" x 6'2"

EXTERNAL

Double gates leading to private driveway finished in asphalt.

Front garden finished in lawn.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn and paved patio area.

Garden store.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





Well presented, three bedroom, end terrace property, occupying a cul-de-sac position within the Woodvale area of North Belfast.

The property comprises entrance hall, lounge, kitchen, shower room, and three bedrooms.

Externally, the property enjoys private driveway, and generous sized, fully enclosed, rear garden.

Other attributes include gas heating, electrical rewire, recently fitted new gas boiler, and PVC double glazing.

Ideal first time buy / first time buy alike.

Early interest recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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 are 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