COLIN GRAHAM RESIDENTIAL

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110 Woodvale Road, Belfast, BT13 3BU

- Bay-Fronted, Semi Detached Home
- Bay-Fronted Lounge; Open Fire
- Kitchen With Informal Dining Area
- Oil Heating; PVC Double Glazing
- Views Towards Black Mountain
- Three Well-Proportioned Bedrooms
- Separate Family Room; Open Fire
- Deluxe Shower Room; Separate WC
- Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let

Offers Over £159,950

EPC Rating E

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door. Wood laminate floor covering. Feature height ceiling. Coving to ceiling. Stairwell to first floor.

LOUNGE 15'0" x 12'5" (wps)

Bay window to front elevation. Open fire in tiled fireplace. Feature height ceiling. Coving to ceiling. Wood laminate floor covering.

FAMILY ROOM / DINING ROOM 12'11" x 11'11"

Open fire in marble fireplace with tiled hearth. Feature height ceiling. Wood laminate floor covering.

[redacted]

[redacted]

KITCHEN THROUGH DINING ROOM 20'11" x 8'11"

Modern fitted kitchen with range of high and low level storage units, with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Plumbed and space for American style fridge freezer, washing machine and dishwasher. Splashback tiling to walls. Tiled floor. Access to under stairs store. Hardwood, glass panelled door leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 16'10" x 15'0" (wps)

Open fire in cast iron fireplace with tiled hearth and timber surround. Feature height ceiling.

BEDROOM 2 11'11" x 10'2"

Open fire in cast iron fireplace with tiled inset and cast iron surround. Feature height ceiling. Coving to ceiling.

BEDROOM 3 8'11" x 8'8"

Wood laminate floor covering. Rural views to rear.

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower with drench shower head over. Illuminated mirror over sink. Towel radiator.

CLOAKROOM

With white WC.

EXTERNAL

Front and side finished in brick pavior with tiling to entrance area.
Fully enclosed rear garden, finished in lawn, brick patio area and range of plants, trees and shrubbery.
Oil fired central heating boiler.
PVC oil storage tank.
Outside tap.
External lighting.
Garden store.

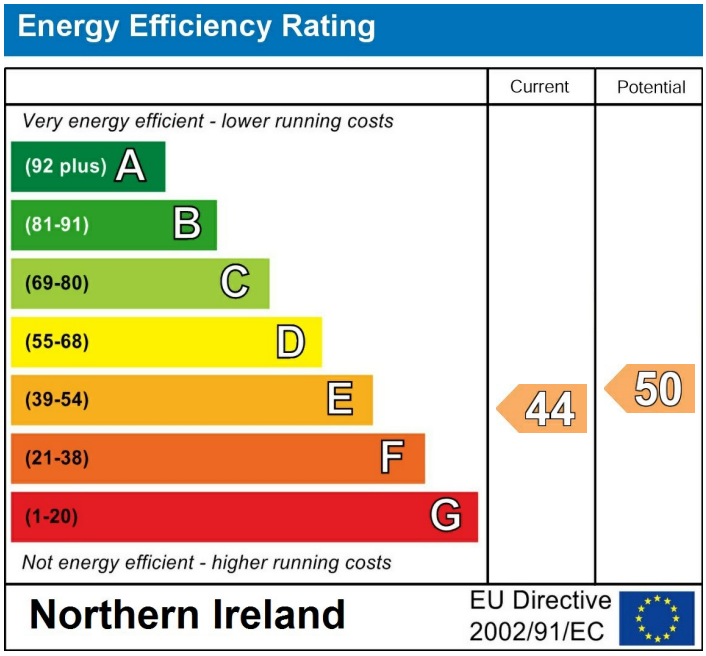
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.

[redacted]

Well presented, bay-fronted, spacious, semi-detached home, conveniently located on the Woodvale Road, North Belfast. The property comprises entrance hall, bay-fronted lounge with open fire, separate family room with open fire, kitchen with informal dining area, three well-proportioned bedrooms, deluxe, fully tiled shower room, and separate cloakroom with WC. Externally, the property enjoys fully enclosed rear garden, finished in lawn and brick patio area. Other attributes include oil heating, PVC double glazing, many original features and views towards Black Mountain. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.



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

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