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128 Woodvale Road, Belfast, BT13 3BU

- Semi Detached Villa
- Lounge; Separate Dining/Family Room
- Shower Room With Four Piece Suite
- Utility Hall
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden / Yard
- Ideal First Time Buy / Buy To Let Investment

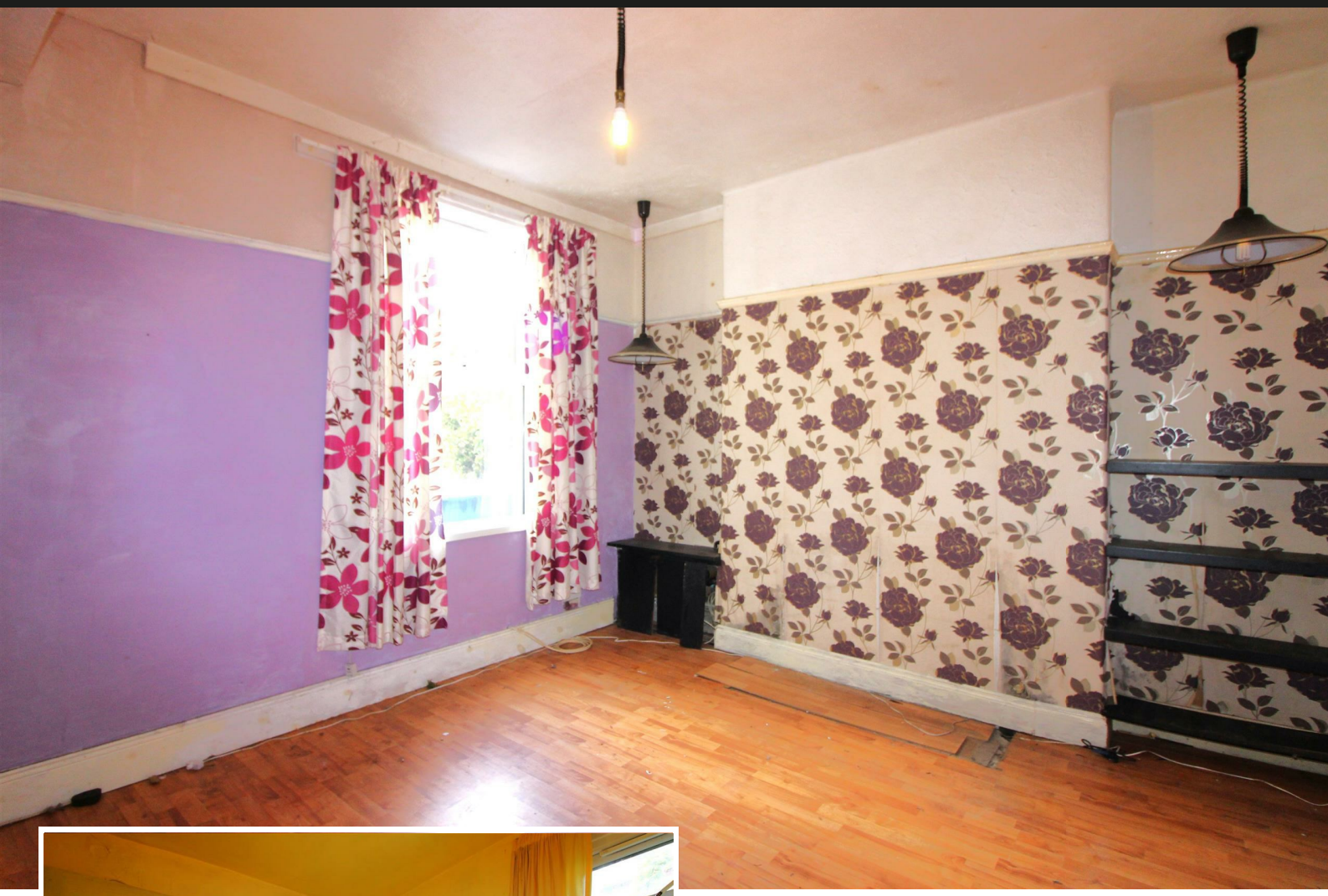
Offers Over £99,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door. Glass panelled door leading to:

ENTRANCE HALL

Wood laminate floor covering. Feature height ceilings. Stairwell to first floor.

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

Bay window to front elevation. Tiled fireplace. Wood laminate floor covering.

DINING ROOM / FAMILY ROOM 13'3" x 11'10"

Wood laminate floor covering. Glass panelled door leading to:



KITCHEN WITH INFORMAL DINING AREA 12'10" x 8'11"

Fitted kitchen with range of high and low level storage units and melamine work surface area. Matching fitted breakfast bar unit. Stainless steel double sink unit. Integrated hob with extractor hood over. Integrated oven. Space for under counter fridge. Plumbed for dishwasher. Splash back tiling to walls. Access to under stairs store. Tiled floor.

UTILITY HALL 8'11" x 6'9"

Fitted storage units. Plumbed for automatic washing machine. Gas fired central heating boiler. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to built in store and roof space.



BEDROOM 1 16'10" x 15'3" (wps)

Bay window to front elevation. Focal point fireplace. Wood laminate floor covering.

BEDROOM 2 11'10" x 10'3"

BEDROOM 3 9'0" x 8'11"

SHOWER ROOM

White four piece suite comprising tiled shower enclosure, pedestal wash hand basin, WC and bidet. Electric shower unit.

EXTERNAL

Fully enclosed rear garden/yard.
Outside tap.



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.



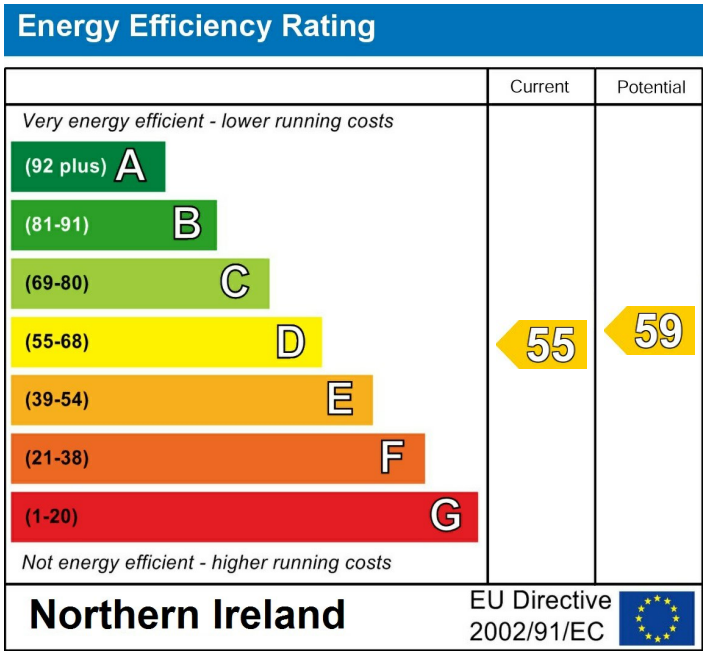


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Well presented, three bedroom / two reception, semi detached villa with fully enclosed rear garden/yard, conveniently located off the Woodvale Road, Belfast. The property comprises entrance porch, entrance hall, lounge with bay window to front elevation, dining room/family room with glass panelled doors leading to kitchen with informal dining area, utility hall, three well proportioned first floor bedrooms, and shower room with white four piece suite. Externally the property enjoys fully enclosed rear yard/garden. Other attributes include gas fired central heating and PVC double glazing. 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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Telegraph PROPERTY AWARDS 2019 in partnership with electric ireland

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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