

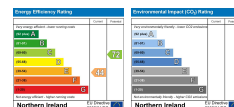


11 Woodvale Pass

Belfast, BT13 3FN

Offers in excess of

£100,000



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Occupying a spacious corner site this is a well laid out semi-detached villa in an area of high regard with obvious investment potential.

Priced to allow for modernisation the dwelling comprises entrance hall, bright reception, fitted kitchen, three piece bathroom suite and three first floor bedrooms. Outside there is an attached garage, driveway and enclosed gardens.

The property further benefits from oil fired central heating and full uPVC double glazing throughout.

Woodvale Pass is conveniently located close to many leading shops and amenities including Ballygomartin Tesco and Woodvale Park. It also shares excellent transport links with Belfast City Centre with the closest bus stop just a short walk from the property.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hall

PVC front door with glass inset, enclosed electricity meter, panelled radiator, stairs leading to first floor

### Living Room 15'2" x 12'5" (4.64m x 3.79m)

Tiled hearth with electric fire inset, wood laminate flooring, double panelled radiator

### Kitchen 8'5" x 15'10" (2.59m x 4.84m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, integrated double oven with gas hob and extractor fan, plumbed for a washing machine, tiled flooring, under stair storage, dining space, access to rear garden

## First Floor

### Landing

Access to roof space

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, tiled flooring and walls, panelled radiator

### Front Bedroom 15'3" x 8'9" (4.67m x 2.67m)

Wood laminate flooring, panelled radiator

### Rear Bedroom 8'5" x 8'11" (2.58m x 2.73m)

Wood laminate flooring, panelled radiator

### Third Bedroom 10'5" x 6'9" (3.20m x 2.07m)

Enclosed storage cupboard, panelled radiator

## Outside

### Front

Brick privacy wall and metal entrance gates, fully paved gardens

### Rear

Fully paved and enclosed garden, boiler house, access to attached garage





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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