



10 Woodvale Pass

Belfast, BT13 3FN

Offers in the region of

£95,000



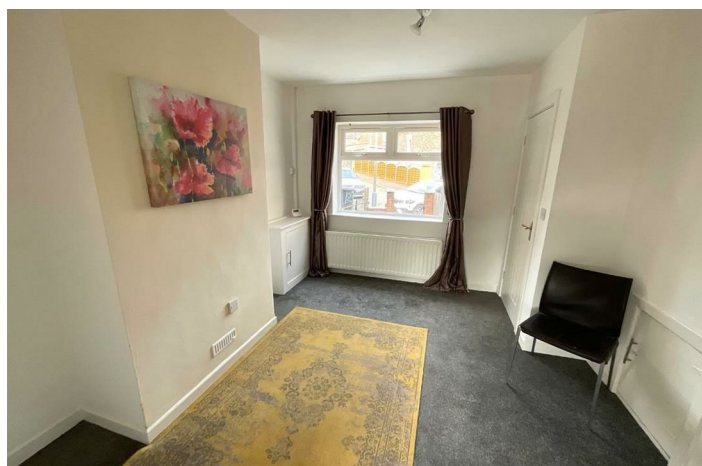
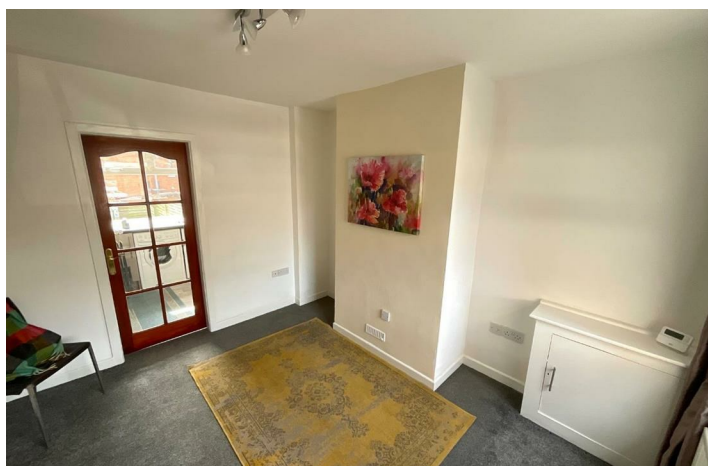
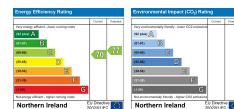
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A well presented semi-detached villa in a highly regarded residential location which is sure to appeal to first-time buyers, growing families and investors alike.

Internally the dwelling comprises of an entrance hall, bright reception, brand new fitted kitchen, downstairs bathroom suite and three well proportioned bedrooms. Outside there are enclosed yards to the front, side and rear.

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

Woodvale Pass is conveniently located close to many leading shops and amenities including Woodvale Park, Ballygomartin Tesco and a whole host of independent traders. It also shares excellent transport links with Belfast City Centre with the closest bus stop just minutes from the front door.

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

Ground Floor

Entrance Hall

Wooden entrance door with glass insets, stairs leading to first floor

Living Room 11'10" x 10'5" (3.61m x 3.20m)

Enclosed electricity meter, under stair storage, double panelled radiator

Kitchen 7'10" x 9'11" (2.40m x 3.04m)

Brand new fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel bowl and half sink and drainer with mixer tap, integrated oven and hob with extractor hood, plumbed for a washing machine, vinyl flooring

Rear Hallway

Under stair/fridge freezer storage, vinyl flooring, double panelled radiator, access to rear yard

Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with shower attachment overhead, vinyl flooring

First Floor

Landing

Front Bedroom 8'11" x 13'6" (2.72m x 4.12m)

Enclosed electricity meter, double panelled radiator

Rear Bedroom 10'10" x 6'5" (3.31m x 1.96m)

Double panelled radiator

Third Bedroom 7'11" x 6'7" (2.42m x 2.03m)

Double panelled radiator

Outside

Front

Brick privacy wall with metal entrance gate, paved courtyard

Rear

Wood panelled privacy fencing, paved garden



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.