



## 111 Ogilvie Street, Woodstock / Cregagh Road, Belfast, BT6 8NH

**Asking Price £159,950**

We are delighted to bring to you this beautifully modernised, red brick, mid-terrace home. Positioned just off the Upper Woodstock Road, an excellent selection of shops, parks, cafés, schools and transport links can all be found within a few minutes walk from your front door. Belfast city centre is also only a short distance away, making the morning commute a breeze. As a result, we have seen a real surge in popularity for houses in the area amongst first time buyers.

The property itself comprises of three good sized bedrooms, lounge open to dining room, newly fitted kitchen with integrated appliances, white bathroom suite on the first floor and enclosed yard to the rear. In addition to this, the property also benefits upvc double glazing, gas fired central heating and an updated electric consumer unit. With nothing to do other than putting your own personal touches, this home is an excellent purchase for any first time buyer or investor looking to step on to the property ladder.

With the property being chain free and presented to an excellent standard, we don't anticipate this one sitting around for long, so would strongly recommend that you arrange a viewing at your earliest convenience. Viewings are available on request now!

- Beautifully Modernised Mid-Terrace Home
- Lounge open to Dining Area
- Large White Bathroom Suite
- Upvc Double Glazing
- Chain Free Sale
- Three Bedrooms
- Newly Fitted Kitchen with Integrated Appliances
- Gas Heating
- Enclosed Rear Yard
- Excellent location close to Shops, Parks, Schools & Transport links

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	71
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

## Entrance Hall



Glazed hardwood front door opens onto entrance hall with hardwood flooring and original cornicing and mouldings.



## Lounge



Spacious lounge with bay window open to lower level dining area. Hardwood flooring.



## Dining Area



Harwood flooring. Access to under-stair storage.



## Modern Fitted Kitchen



Newly fitted shaker style kitchen with a selection of upper and lower level units, marble effect countertops, matt black composite sink basin with drainer & matching mixer taps, integrated fridge freezer, electric oven with four ring hob, dishwasher and plumbed for washing machine. Laminate flooring. Glazed upvc door opens onto enclosed rear garden.



## First Floor

Storage cupboard housing gas boiler

### Bedroom 1



Spacious double bedroom with grey carpet.



### Bedroom 2





### White Bathroom Suite



Large bathroom suite comprising of Deep panelled bath with stainless steel mixer taps, corner shower cubicle, wash hand basin with stainless steel mixer taps and low flush w.c. Part tiled walls and wooden effect vinyl flooring.



## Second Floor



## Bedroom 3



Spacious double bedroom with access to eaves storage.



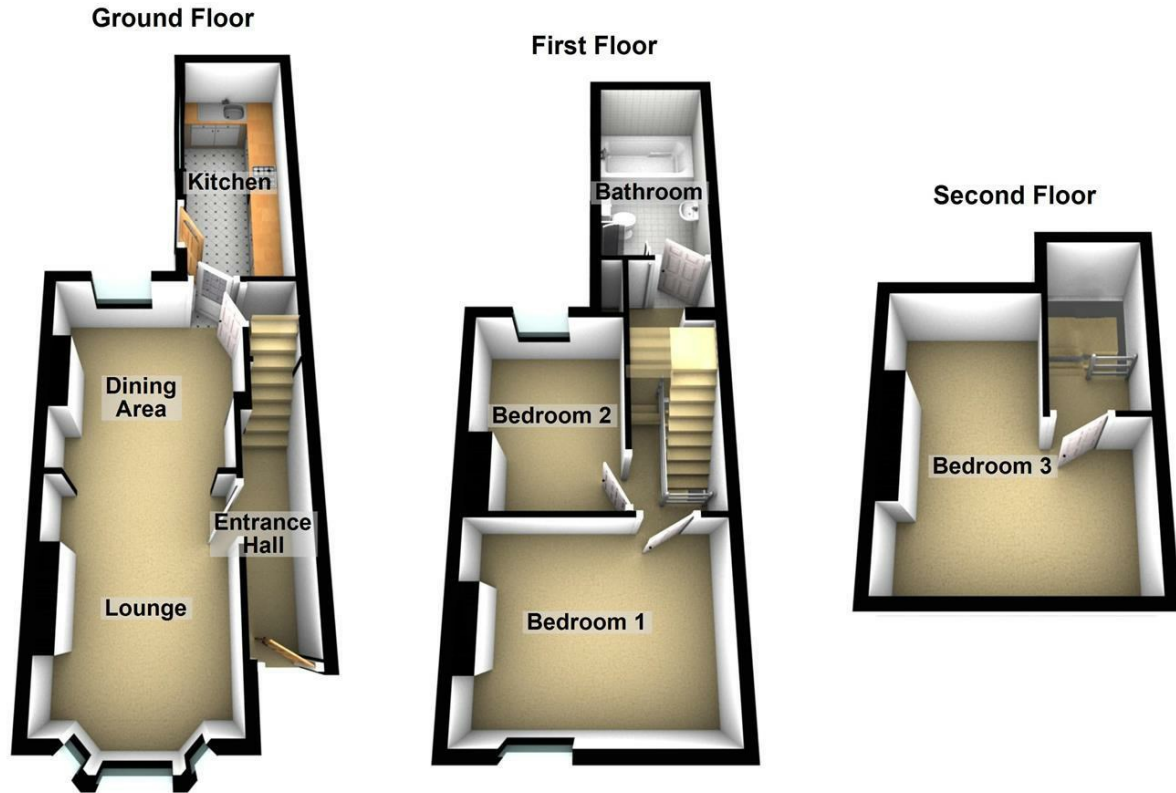


### Enclosed Rear Yard

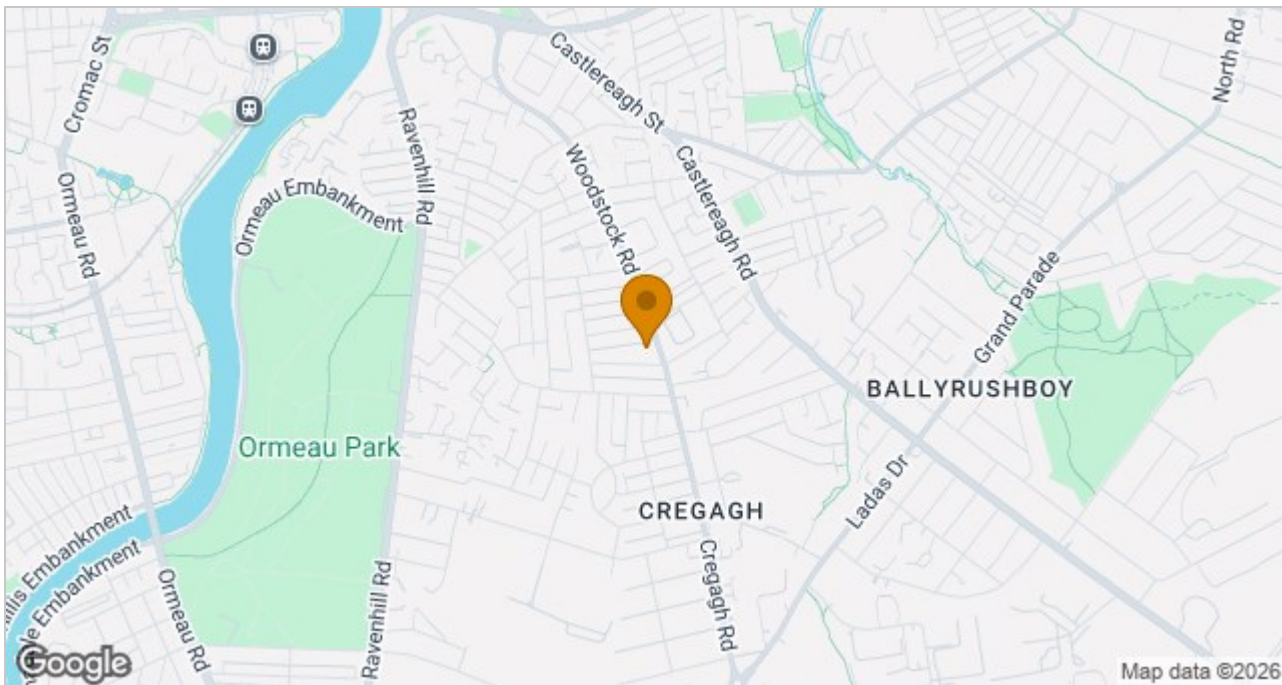


South facing enclosed rear yard give access to rear alley.

## Floor Plan



## Area Map



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.

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