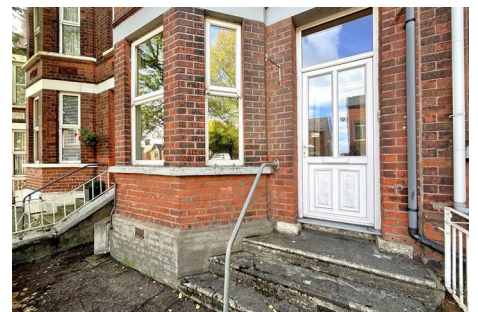




86 Woodvale Road , Belfast, BT13 3BU

**Offers In The Region Of
£129,950**

A Handsome Period Red Brick Town Terrace Set Within This popular Section Of The Woodvale Road .

Holding a prime slightly elevated main road position, this attractive red brick period town terrace will have immediate appeal. The spacious interior comprises, 4 bedrooms, 2 reception rooms with lounge into bay, fitted kitchen with dining space and bathroom in coloured suite. The dwelling further offers upvc double glazed windows and exterior doors, gas fired central heating, high corniced ceilings and has been maintained to a good standard over the years but yet retains much period detail to include antique fireplaces. Offering spacious accommodation ideally suited to the growing family or first time buyer alike the property further benefits from a south facing rear city garden and has excellent links to the Belfast city centre and is within walking distance of superb local shopping and parks.

Immediate Inspection Highly Recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

86 Woodvale Road

, Belfast, BT13 3BU



- Handsome Red Brick Town Terrace
- Bathroom in Coloured Bathroom Suite
- City Garden To Rear
- Superb Opportunity
- 4 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Much Period Detail
- Spacious Kitchen
- Gas Central Heating
- Highly regarded location

Enclosed Entrance Porch

Upvc double glazed entrance door.

Entrance Hall

Glazed vestibule door, panelled radiator, cornice ceiling, ceiling rose.

Lounge into Bay

15'1" x 11'3" (4.62 x 3.45)

Period slate fireplace, tiled inset, panelled radiator, corniced ceiling.

Living Room

12'3" x 11'5" (3.74 x 3.48)

Pine fireplace, tiled inset, panelled radiator, understairs storage.

Kitchen

15'7" x 8'5" (4.76 x 2.57)

Single drainer stainless steel sink unit, extensive range of high and low level units, free standing oven and hob, stainless steel canopy extractor fan,

plumbed for washing machine, tumble dryer space, fridge freezer space, partly tiled walls, panelled radiator, upvc double glazed rear door, under stairs storage:

Dining Area.

Landing

Landing, airing cupboard, gas boiler, cornice ceiling.

Bathroom

Coloured suit comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator.

Bedroom

11'11" x 8'2" (3.64 x 2.49)

Built-in storage cupboard, panelled radiator, corniced ceiling.

Bedroom into Bay

15'8" x 14'8" (4.79 x 4.49)

Antique slate fireplace, tiled inset, panelled radiator, picture rail, cornice ceiling.

Second Floor

Landing

Bedroom

15'0" x 12'0" (4.58 x 3.67)

Panelled radiator.

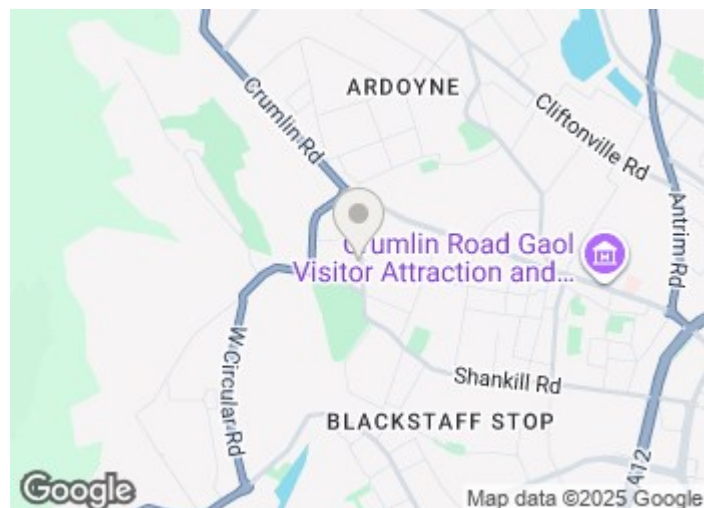
Bedroom

12'0" x 9'1" (3.67 x 2.78)

Cast Iron fireplace, velux rooflight.

Outside

Raised forecourt, enclosed rear yard and mature garden, outside light and tap.



Directions



Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

