



84 Woodvale Avenue , Belfast, BT13 3EX

Asking Price £80,000

A Superb Opportunity To Purchase A Period Town Terrace Over Looking Woodvale Park.

A fabulous opportunity to purchase a period town terrace holding a prime position over looking Woodvale Park. The spacious interior comprises 2 bedrooms, through lounge, fitted kitchen and classic bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, enclosed rear yard and on street parking. The fantastic potential combines with this most popular and convenient location with local transport routes and local amenities to make this an opportunity not to be missed - Early Viewing is 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		
	58	80
	EU Directive 2002/91/EC	

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, Belfast, BT13 3EX



- Period Mid Terrace Townhouse
- Classic Bathroom Suite
- Requiring Improvements
- 2 Bedrooms Through Lounge
- Gas Central Heating
- Popular And Convenient Location
- Fitted Kitchen
- Upvc Double Glazed Windows
- Overlooking Woodvale Park

Entrance Hall

Pvc double glazed entrance door, wood laminate floor, ceiling rose, panelled radiator.

Through Lounge

21'8" x 10'10" (6.62 x 3.32)
Wood laminate floor, under stairs storage, double panelled radiator x 2.

Kitchen

8'11" x 6'5" (2.73 x 1.96)
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in oven and ceramic hob,

integrated extractor, fridge/freezer space, plumbed for washing machine, panelled radiator, partly tiled walls, Lvf flooring, hardwood door to rear.

First Floor

Landing,

Bathroom

Classic white bathroom suite comprising panelled bath, telephone handset shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, panelled radiator.

Bedroom

11'2" x 8'9" (3.41 x 2.69)
Built-in storage, panelled radiator.

Bedroom

13'5" x 10'2" (4.10 x 3.10)
Panelled radiator.

Outside

Enclosed rear yard.



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.

