CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE









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.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		0.0
(69-80) C		80
(55-68)	58	
(39-54)		
(21-38)		
(1-20)	G	
Not energy efficient - higher running costs		

84 Woodvale Avenue

. Belfast. BT13 3EX











- · Classic Bathroom Suite
- Requiring Improvements
- Period Mid Terrace Townhouse
 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 flush wc, partly tiled walls, level units, formica worktops, built-in oven and ceramic hob. radiator.

integrated extractor, fridge/freezer space, plumbed 11'2" x 8'9" (3.41 x 2.69) for washing machine, panelled Built-in storage, panelled radiator, partly tiled walls, Lvf flooring, hardwood door to rear. **Bedroom**

First Floor

Landing,

Bathroom

Classic white bathroom suite comprising panelled bath, telephone handset shower, pedestal wash hand basin, low ceramic tiled floor, panelled

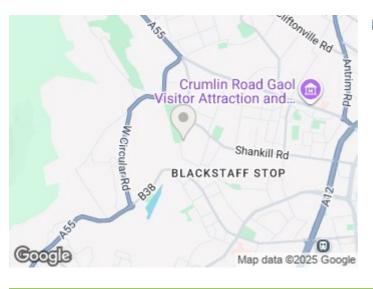
Bedroom

radiator.

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

Outside

Enclosed rear yard.



Directions



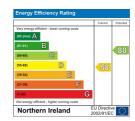


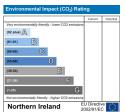




Floor Plan

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