

## 42 Woodvale Street , Belfast, BT13 3DB

**Offers Around £84,950**

Period Town Terrace Situated Just A Short Commute To The City Centre.

Holding a prime position off the bustling Woodvale Road and just a short commute to the City Centre this superb period town terrace will have immediate appeal. The spacious interior comprises 4 bedrooms, spacious lounge, fitted kitchen, classic white bathroom suite. The dwelling further offers gas central heating and uPvc double glazed windows. Enclosed rear yard and the most convenient location approximately 10 minutes to the City Centre - Early Viewing is strongly recommended.

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



# 42 Woodvale Street

, Belfast, BT13 3DB



- Period Town Terrace
- Fitted Kitchen
- Gas Central Heating
- 4 Bedrooms
- Classic White Bathroom Suite
- Most Convenient Location
- Spacious Lounge
- Upvc Double Glazed Windows
- Short Commute To Belfast City Centre

## Entrance Hall

Upvc double glazed entrance door.

## Lounge

21'5" x 12'2" (6.53 x 3.72)

Wood laminate floor, 2 double panelled radiators.

## Kitchen

15'3" x 7'3" (4.65 x 2.22)

Bowl and 1/2 drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, fridge/freezer space, plumbed for washing machine, larder cupboards, partly tiled walls, double panelled radiator, uPvc door to rear.

## First Floor

Landing

## Bathroom

Classic white bathroom suite comprising shower cubicle, thermostatically controlled shower unit, vanity unit, low flush wc, panelled radiator, built-in storage, recessed lighting.

## Bedroom

13'5" x 7'3" (4.10 x 2.21)

Built-in robes, wood laminate floor.

## Bedroom

10'4" x 12'11" (3.16 x 3.95)

Built-in robes, sink unit, wood laminate floor, panelled radiator.

## Second Floor

Landing.

## Bedroom

8'6" x 6'6" (2.60 x 1.99)

Wood laminate floor, panelled radiator, velux window, wall mount gas boiler.

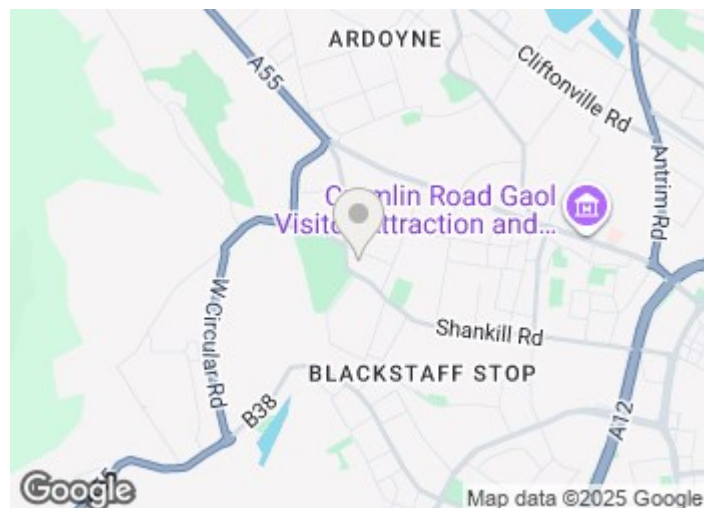
## Bedroom

12'4" x 12'8" (3.78 x 3.87)

Built-in storage, double panelled radiator, access to roofspace.

## Outside

Enclosed rear yard.



## Directions





Floor Plan

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