

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**74 WOODCOT AVENUE, BELFAST,
BT5 5JB**

OFFERS AROUND £139,950



A beautifully presented, renovated throughout, extended mid terrace property in the ever popular Bloomfield area, close to Ballyhackamore the Glider bus route into Belfast City Centre.

The accommodation has been improved with much care and attention to detail by the current owners, starting with a damp proof course throughout the ground floor, updated electrics, and fantastic open plan lounge to a new luxury kitchen, comprising peninsula with seating and attractive tiling. Not to mention the extension to the rear, which incorporates a generous utility room and toilet suite. The first floor offers two good size bedrooms, and a luxury, fully tiled shower room with contemporary black fittings.

Deceptively spacious throughout, this superb terrace property is a must view, from the bespoke birch plywood shelves to the attractive laminate flooring and recessed spot lighting, this property will impress everyone, and will suit many young professionals wanting to get on the property ladder. We recommend viewing now to avoid disappointment.



Key Features

- Newly Renovated Mid Terrace Property
- Open Plan Living Room/Kitchen
- New Luxury Fitted Kitchen With Part Tiled Walls
- Separate Utility Room With Downstairs WC
- Two Bedrooms And Luxury Shower Room Suite
- Gas Central Heating And uPVC Double Glazing
- Damp Proof Course Throughout The Ground Floor
- Close to Ballyhackamore And A Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Wood laminate floor.

Lounge

12'5 x 10'8

Wood laminate floor, open to:-

Dining/Kitchen

14'1 x 8'2

New luxury range of high and low level units, solid oak work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built in under oven, ceramic hob, integrated extractor hood, part tiled walls, breakfast island with space for under counter appliance, wood laminate floor, open to dining area with recessed spot lighting, storage cupboard under stairs.

Rear Entrance Hall

Ground Floor WC/Utility

7'2 x 6'2

High and low level units work top with inset single drainer stainless steel sink unit with mixer tap, plumbed for washing machine and space for dryer, low flush WC, wood laminate floor.

First Floor

Landing

Bedroom 1

14'3 x 11'0

(widest points) Recessed spotlighting.

Bedroom 2

9'2 x 8'2

(at widest points) Cupboard with gas fired boiler.

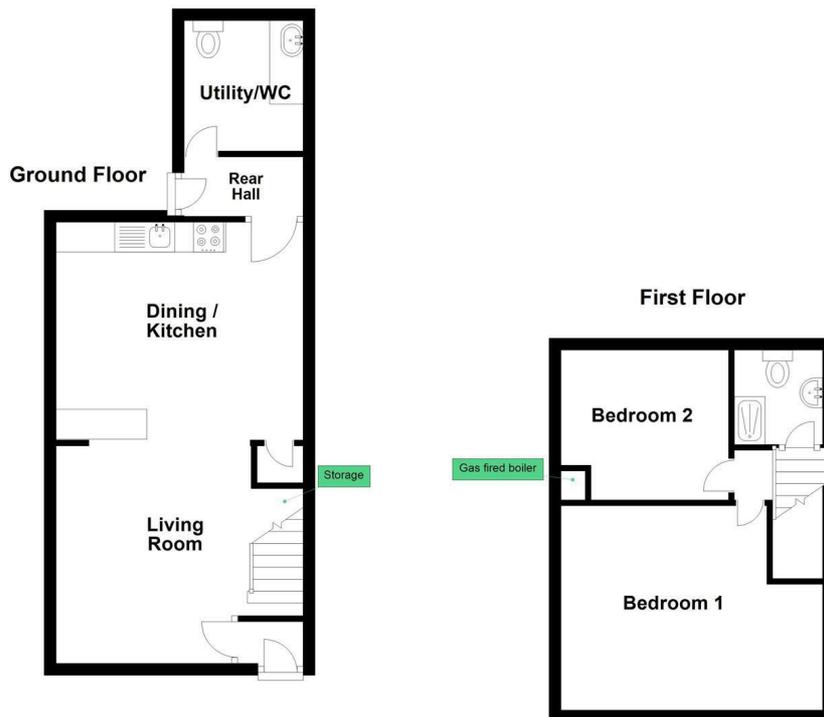
Shower Room

Luxury white suite comprising large walk in shower cubicle with built in rainfall shower and hand held shower, shower screen, wash hand basin with mixer tap, low flush WC, fully tiled walls including feature wall, ceramic tiled floor, wall mounted feature radiator, recessed spot lighting, extractor fan.

Outside

Small front are and enclosed rear yard.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	80
(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	

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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