



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**32 WOODCOT AVENUE, BELFAST,
BT5 5JA**

OFFERS AROUND £129,950



Located just off the Woodstock Road in East Belfast, Woodcot Avenue is a mid-terrace home in a convenient part of Belfast, close to local shops, schools and public transport links.

The entrance hall features varnished strip wood flooring, which continues into the bright lounge and dining area with bay window. The kitchen offers a range of high and low level units, a single drainer stainless steel sink with mixer tap, four ring ceramic hob, space for a cooker and plumbing for a washing machine, with a PVC door leading to the rear yard.

The bathroom is fitted with a white suite including panelled bath with mixer tap and telephone hand shower, low flush WC, pedestal wash hand basin, heated towel rail and fully tiled walls and floor. Upstairs there are three bedrooms, with built-in robes in the main bedroom.

Outside, there is a paved courtyard area to the rear. Ideal for first time buyers or investors seeking a practical home in a popular and accessible location.

Key Features

- Mid-Terrace Home Located In East Belfast, Close To Shops And Transport Links
- Bright Lounge And Dining Area With Bay Window And Wood Flooring
- Kitchen With High And Low Level Units, Hob, Sink, And Appliance Space
- Bathroom Featuring White Suite, Heated Towel Rail, And Fully Tiled Walls
- Three Well-Proportioned Bedrooms With Built-In Storage In The Principal Room
- Entrance Hall With Varnished Strip Wood Flooring
- Enclose Paved Rear Courtyard
- Practical, Well-Located Home Suitable For First-Time Buyers Or Investors



Accommodation Comprises

Entrance Hall

Varnished strip wood flooring.

Lounge/Dining

21'5" x 10'3"

(Into Bay)

Varnished strip wood flooring.

Kitchen

14'0" x 6'2"

Range of high and low level units, single drainer stainless steel sink with mixer tap, four ring ceramic hob, space for cooker, plumbed for washing machine and PVC door to rear yard.

Bathroom

White suite comprising panelled bath with mixer tap and telephone hand shower, low flush WC, pedestal wash hand basin, heated towel rail, fully tiled floor and walls.

First Floor Landing

Bedroom 1

11' x 8'9"

Range of built in robes.

Bedroom 2

9' x 9'

Bedroom 3

7'7" x 6'3"

Outside

Paved courtyard area to rear.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

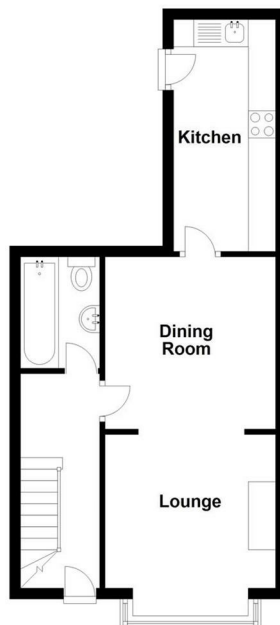
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk

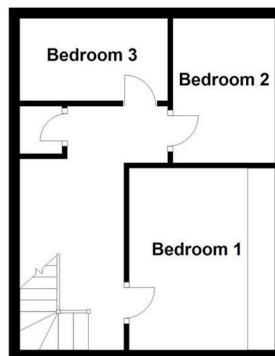





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	62
(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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NEWTOWNARDS
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RENTAL DIVISION
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