

52 Ardenvohr Street

Woodstock, BT6 8NB

Cowley



Price: OA £89,950

An attractive red brick mid terrace with double storey extension.

- Attractive through lounge with feature fireplace
- Extended fitted kitchen with range of high and low level units
- 2 Good sized bedrooms
- Bathroom with coloured suite
- Gas fired central heating
- Fully uPVC double glazed
- Tiled forecourt to front and enclosed yard to rear

This superb property is located in a popular residential area just off the Woodstock Road and close to many local amenities therefore will attract demand from a range of purchasers. We recommend early internal inspection to avoid disappointment.

ENTRANCE HALL:

THROUGH LOUNGE: 20'4" x 9'7"

Feature fireplace, marble inset, under stairs storage.



EXTENDED KITCHEN: 13'1" x 7'8"

1 ½ single drainer stainless steel sink unit, mixer taps, range of fitted high and low level units.



FIRST FLOOR

BEDROOM 1: 12'5" x 10'3"



BEDROOM 2: 9'9" x 7'8"



BATHROOM:

Paneled bath, telephone hand shower, pedestal wash hand basin, low flush w.c., fully tiled walls.



OUTSIDE:

Tiled forecourt to front and enclosed yard to rear.

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Advice Bureau**

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MAB 6729

Cowley

East Belfast Office
36 Cregagh Road, Belfast, BT6 9EQ
T: 028 9045 1248 F: 028 9073 9096

E: info@cowleyproperty.com
W: www.cowleyproperty.com

| | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | | |
| A 92 plus | | |
| B 81-91 | | |
| C 69-80 | | |
| D 55-68 | 59 | 69 |
| E 39-54 | | |
| F 21-38 | | |
| G 1-20 | | |
| Not energy efficient - higher running costs | | |



**Mortgage
Advice Bureau**

Keith Boyce DipPFS, Cert CII (MP)
Financial Adviser
36 Cregagh Road, Belfast, BT6 9EQ
T: 028 9073 2225 F: 028 9073 9096

E: keithboyce@mab.org.uk
W: mortgageadvicebureau.com/keithboyce