

Dougan

RESIDENTIAL

Telephone 028 9030 8855
douganproperty.com



2 & 4 Workman Avenue
Belfast, BT13 3FB

Asking Price £124,950

KEY FEATURES

- Two Semi-Detached Houses Currently Inter-Linked
- Excellent Investment Opportunity
- Three Reception Rooms
- Kitchen With Dining Area
- Conservatory
- Downstairs Shower Room
- Utility Space
- 6 First Floor Bedrooms
- 2 First Floor Bathrooms
- Rear Garden In Lawn With Patio
- One Oil Heating System
- Predominately Double Glazed
- Offered For Sale As One Lot
- STRICTLY CASH OFFERS ONLY



SUMMARY

A unique investment opportunity to acquire a set of semi-detached houses accessed off the Woodvale Road. The two properties are inter-linked and are offered for sale as one lot.

The accommodation briefly comprises of three reception rooms, kitchen with dining area, conservatory, and shower room across the ground floors. Six bedrooms and two bathrooms are across the first floors.

A private enclosed garden is to the rear and the properties are mostly double glazed and served by one oil heating system.

For further enquiries please contact Tony Adams in Dougan Residential on 02890308855.

2 Workman Avenue

Ground Floor

LIVING ROOM: 12' 3" x 9' 6" (3.73m x 2.9m) Bay window

KITCHEN WITH DINING AREA: 15' 0" x 10' 0" (4.57m x 3.05m) Range of high and level units, formica work surfaces, stainless steel sink unit, space for fridge freezer, space for oven and hob, partly tiled walls

BOILER ROOM: Oil Boiler

First Floor LANDING:

BEDROOM (1): 12' 0" x 9' 0" (3.66m x 2.74m) Built in robes

BEDROOM (2): 10' 0" x 9' 0" (3.05m x 2.74m) Built in robes

BEDROOM (3): 7' 0" x 6' 0" (2.13m x 1.83m)

BATHROOM: Panel bath, low flush w.c, pedestal wash hand basin

4 Workman Avenue

Ground Floor

LIVING ROOM: 12' 5" x 9' 5" (3.78m x 2.87m)

SITTING ROOM: 15' 0" x 10' 0" (4.57m x 3.05m)

SHOWER ROOM: Shower cubicle, low flush w.c, pedestal wash hand basin

UTILITY ROOM: 5' 11" x 5' 0" (1.8m x 1.52m) Stainless steel sink unit

First Floor LANDING:

BEDROOM (1): 12' 2" x 9' 7" (3.71m x 2.92m)

BEDROOM (2):

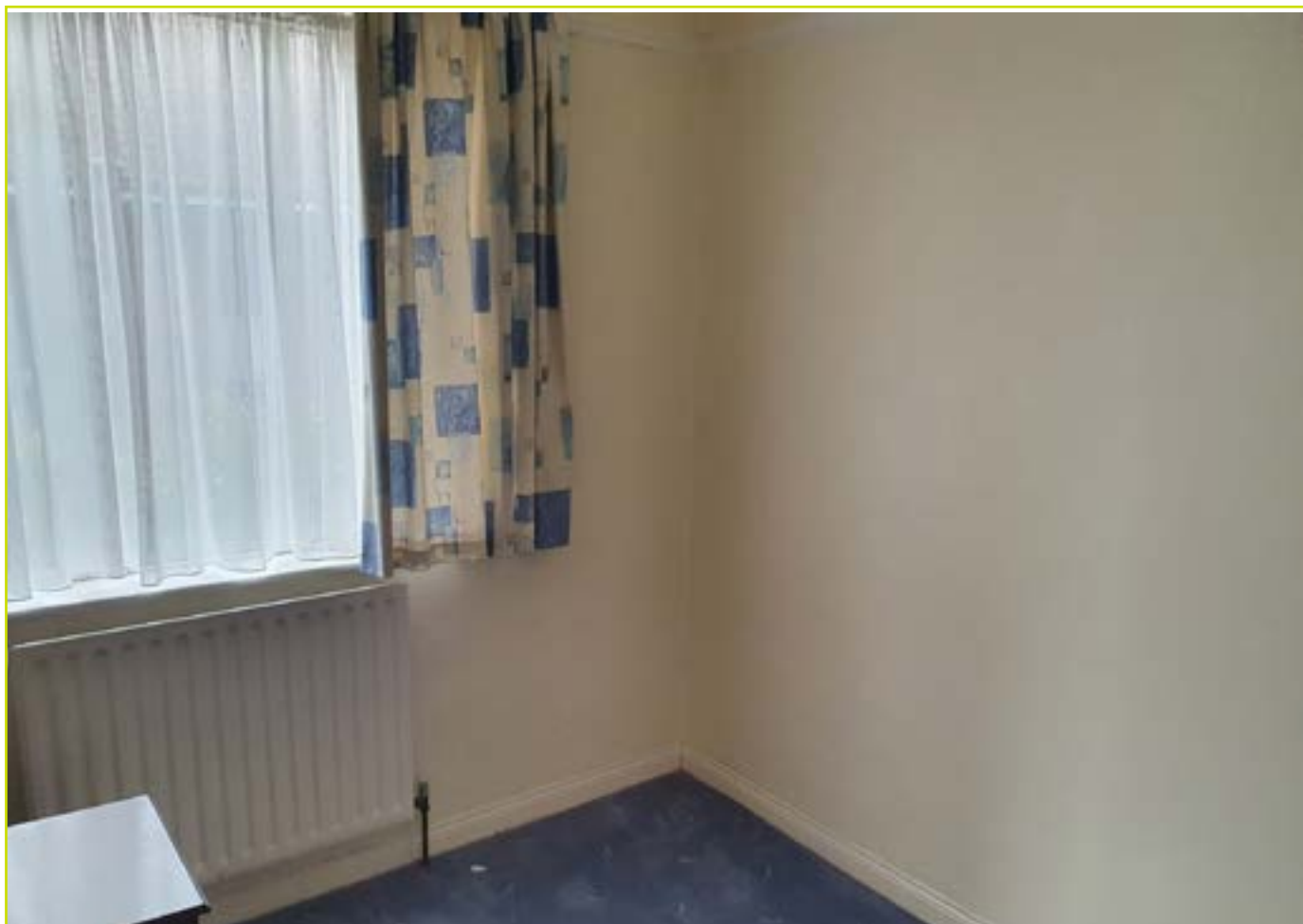
BEDROOM (3): 6' 11" x 5' 11" (2.11m x 1.8m)

BATHROOM: Panel bath, low flush w.c, pedestal wash hand basin

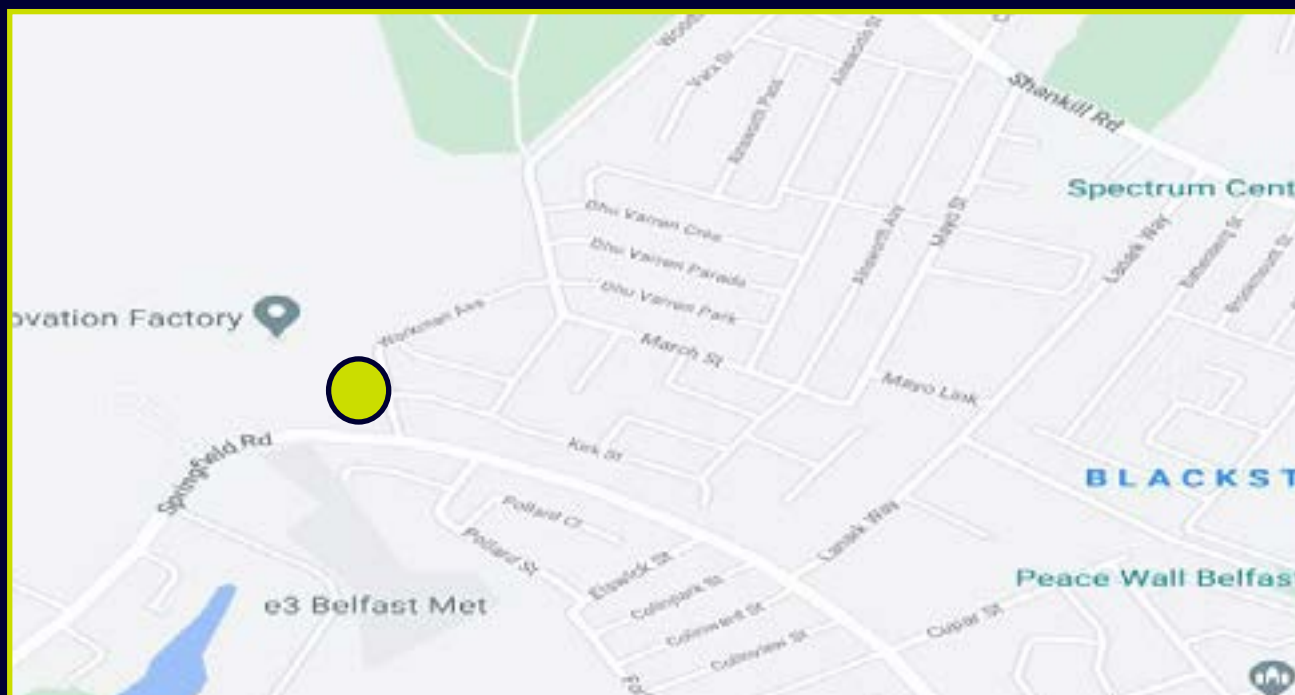
Both properties are inter-linked via a conservatory to the rear.

Outside: Rear garden in lawn with patio





LOCATION MAP



FLOOR PLANS (NOT TO SCALE)



EPC



Dougan
RESIDENTIAL

6 Orpen Shopping Centre Upper Lisburn Road
Belfast BT10 0BG
Telephone 028 9030 8855
Email info@douganproperty.com
Web www.douganproperty.com



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