



## **51 WOODBREDA AVENUE, NEWTOWNBREDA, BELFAST, BT8 7JJ**

- An Exceptionally Well Presented Semi Detached Property Situated Within This Popular And Convenient Residential Location
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Laminated Timber Floor And Open Fire With Granite Hearth
- Kitchen/Dining Area With Integrated Appliances Plus PVC Double Glazed French Doors To Rear Garden
- Three Bedrooms With Built In Storage
- Tiled Bathroom With White Suite Including Thermostatic Shower
- Part Floored Roofspace With Slingsby Style Ladder

**PRICE: OFFERS IN THE REGION OF £189,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C69**

**REF: DL150124SR**

- Front Garden Laid In Lawn With Paved Path To Entrance Door Plus Tarmac Driveway
- Enclosed Rear Garden Laid In Artificial Grass Plus Paved Patio Area
- Gas Fired Central Heating System
- Alarm System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors



## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

PVC double glazed entrance door with side panel. Laminated timber floor.



### LOUNGE:

13' 9" x 13' 2" (4.19m x 4.02m)

Open fire with granite hearth. Laminated timber floor. Open plan to kitchen/dining area.



### KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

16' 6" x 9' 6" (5.02m x 2.89m)

Range of high and low level units. Wood strip effect round edge work surfaces. Integrated gas hob. Integrated oven. Integrated microwave. Integrated fridge. Integrated freezer. Integrated dishwasher. Plumbed for washing machine. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Extractor unit in stainless steel canopy. Storage cupboard with gas fired boiler. Storage under stairs. Recessed spotlights. Tiled floor in kitchen area. Laminated timber floor in dining area. PVC double glazed French doors to rear patio area and garden. Open plan to lounge.



## FIRST FLOOR

### BEDROOM (1):

9' 10" x 9' 6" (2.99m x 2.89m)

Built in storage cupboard.



### BEDROOM (2):

12' 0" x 8' 8" (3.67m x 2.65m)

Two built in storage cupboards.



### BEDROOM (3):

9' 0" x 7' 5" (2.74m x 2.25m)

Measurements to include built in storage cupboard.

### TILED BATHROOM:

White suite. Panelled bath with centre mount mixer tap. Thermostatic shower. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Recessed spotlights.



### ROOFSPACE:

Slingsby style ladder. Part floored. Light.

### OUTSIDE

Front garden laid in lawn with paved path to entrance door. Tarmac driveway. Enclosed rear garden laid in artificial grass. Paved patio area. Bark area. Garden shed. Outside tap and light.



### TENURE:

We assume the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

### RATES PAYABLE:

For period April 2023 to March 2024 £962.09

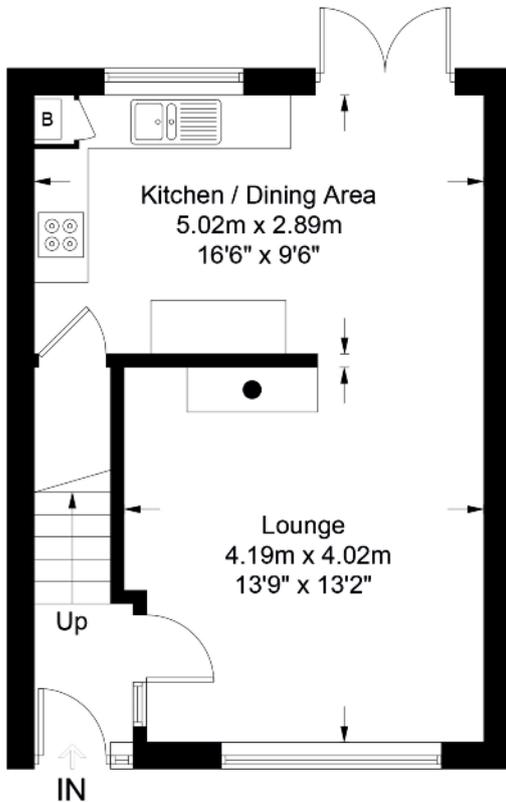
### DIRECTIONS:

From Saintfield Road turn onto Woodbreda Park. Follow the road round to the right then turn left onto Woodbreda Drive. Continue onto Woodbreda Avenue. Number 51 is on the right.

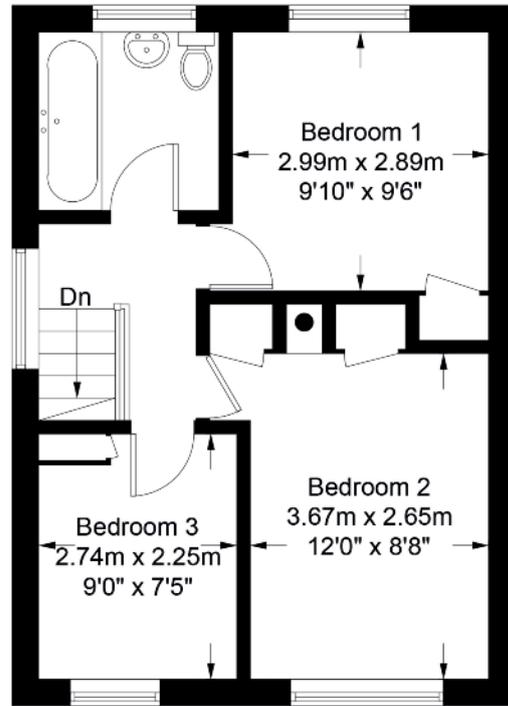


Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

**51 Woodbreda Avenue**

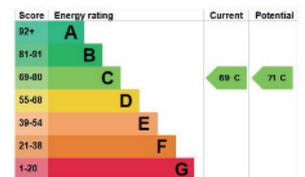


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1037866)



**VALUATION SERVICE**

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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