



Having been the subject of a recent, comprehensive modernisation programme, this attractive three-storey home therefore requires the purchaser to do little except move in.

All three bedrooms are well-proportioned whilst the brand new kitchen is open plan to a dining area at the rear.

The spacious, well-appointed bathroom is also of particular note with its stylish fittings and tiling.

Externally the enclosed rear yard is large enough to incorporate a potential sitting area. There is also a useful store which has been plumbed for a utility.

Internal inspection is highly recommended.

Offers Over  
£135,000

9 Woodcot Avenue,  
Bloomfield,  
BELFAST,  
BT5 5JA

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Refurbished, attractive three storey town terrace
- Three double bedrooms plus study
- Living room with bay window
- Modern kitchen with range-style cooker and appliances
- Dining area
- Original cornicing and corbels in some rooms
- Spacious first floor bathroom with contemporary white suite
- Newly installed natural gas central heating system
- Double glazed throughout
- Re-wired; Re-plastered; Re-plumbed
- Forecourt and good-sized, enclosed rear yard
- Store with utility area
- Upgraded insulation
- Close to excellent local amenities in Bloomfield, Ballyhackamore and Connswater
- No onward chain



The Property Comprises:

### Ground Floor

uPVC front door with glazed inset.

HALLWAY: Cornice ceiling, ceiling rose, corbels.

LIVING ROOM: 13' 2" x 9' 3" (4.02m x 2.81m) (into bay). Cornice ceiling.

KITCHEN: 10' 4" x 9' 3" (3.15m x 2.82m) (at widest points). Modern range of high and low level units with sink unit and mixer tap. Tiled recess with "Flavel" stainless steel Range-style cooker. Integrated fridge, dishwasher. Feature radiator. Open plan to:

DINING ROOM: 9' 11" x 5' 5" (3.02m x 1.66m) (Narrowing to 2.34). Built-in cupboard. uPVC back door to yard.





## First Floor

LANDING: Cornice ceiling, corbels.

## First Floor Return

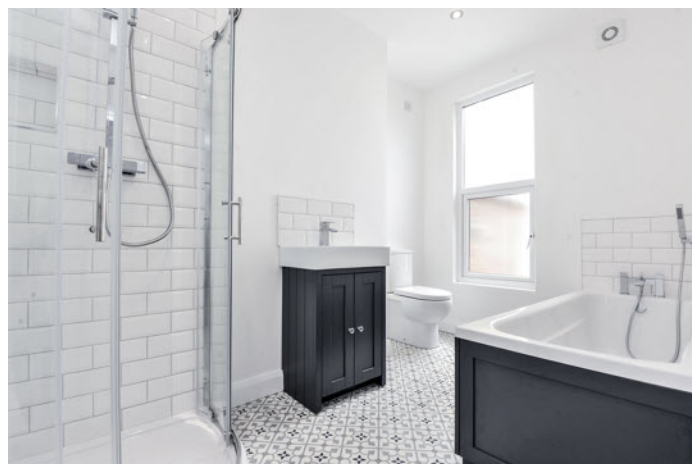
STUDY/DRESSING ROOM: 5' 4" x 4' 5" (1.63m x 1.35m)



## First Floor

MASTER BEDROOM: 13' 4" x 12' 11" (4.06m x 3.93m) (into bay and at widest points).

BATHROOM: White suite comprising panelled bath with telephone hand shower. Wash hand basin with tiled splashback and cupboards underneath. Low flush wc. Separate corner shower cubicle with "rain" head and additional telephone hand shower. Chrome heated towel rail. Part tiled walls, feature ceramic tiled floor.



## Second Floor

BEDROOM (2): 12' 11" x 10' 4" (3.94m x 3.14m) (at widest points).

BEDROOM (3): 10' 5" x 7' 1" (3.1700m x 2.15m) (at widest points).



## Outside

FORECOURT: Laid in paviors with pedestrian gate and matching railings.

REAR GARDEN: Good sized with room for table and chairs etc. Gate to entry.

UTILITY/STORE: 5' 8" x 5' 8" (1.72m x 1.72m)  
Power and light. Plumbed for washing machine.  
Worcester Bosch Phoenix natural gas boiler.



Telephone 028 9065 0000

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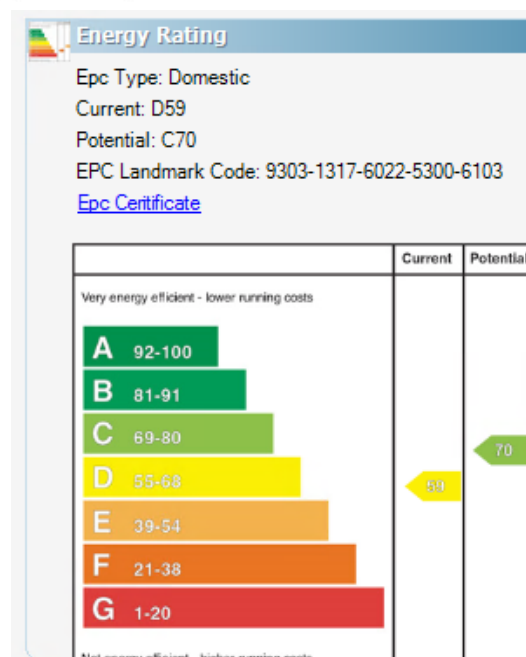


## Location:

From roundabout at intersection of North Road and Grand Parade, continue down Bloomfield Road. Woodcot Avenue is on the left hand side after Bramcote and before Beersbridge Road.

Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

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