



55 Willowfield Drive, Woodstock Road, Belfast, BT6 8HN

Asking Price £139,950

Willowfield Drive is such a convenient address which gives direct access to the Ravenhill and Cregagh Roads. As a result this property benefits from easy access to the City Centre, as well as the selection of shops, restaurants and entertainment facilities that come with it. Positioned just between the Ravenhill and Woodstock road, this traditional terrace property that has been completely renovated consists of 2 good sized bedrooms, lounge open to dining area, a brand new modern fitted kitchen and a large deluxe white bathroom suite with additional shower cubicle which is also brand new. There is also the added bonus of a W/C and potential wet room on the ground floor. It also benefits from gas fired central heating, double glazed windows (Bar 1) and has been re-wired and re-plastered. This home has a turnkey finish throughout and given its ample size and selection of amenities and transport links nearby this property is sure to appeal to first time buyers and investors alike.

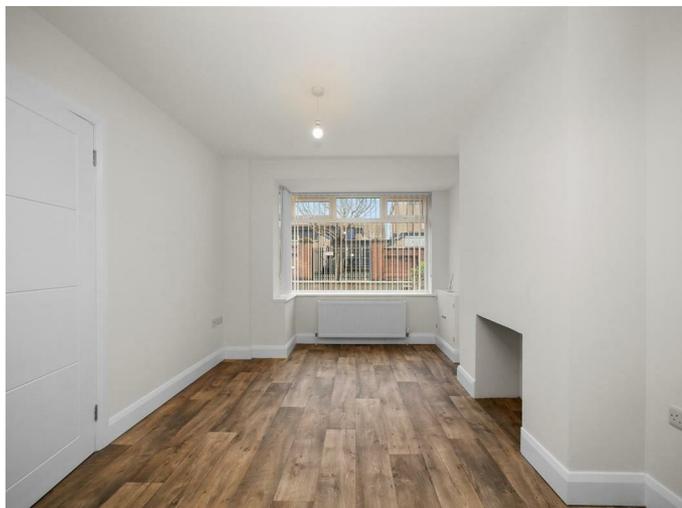
- Renovated mid terrace home
- Lounge open to dining area
- Deluxe new white bathroom suite with separate shower cubicle
- Gas central heating
- Re-wired / re-plastered
- Two good size bedrooms
- Brand new fitted kitchen
- Ground floor W/C / wet room
- Double glazed windows (Bar 1)
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C		71	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

The accommodation comprises
Pvc double glazed front door leading to the entrance hall.

Entrance hall

Lounge / dining area 20'4 x 10'4 (6.20m x 3.15m)



At widest points & to bay window.

Dining area



Under stairs storage.

Modern fitted kitchen 13'5 x 8'4 (4.09m x 2.54m)



Brand new fitted kitchen with a full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and oven, plumbed for washing machine, integrated fridge / freezer, extractor fan, recessed spotlights. Access to rear porch.

Additional kitchen image



Rear porch

Ground floor w/c



Potential wet room, low flush w/c, wash hand basin, extractor fan.

1st floor

Landing, built in storage, additional storage with gas boiler. Dual roof space access.

Bedroom 1 11'3"4 x 9'11" (4.06m x 3.02m)



Bedroom 2 9'8" x 7'9" (2.95m x 2.36m)



Deluxe bathroom suite 8'9" x 8'9" (2.67m x 2.67m)



Brand new white suite comprising panelled bath with mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, corner shower cubicle with thermostatically controlled shower, recessed spotlights, extractor fan, chrome towel radiator.

Additional bathroom image



Outside

Front gardens

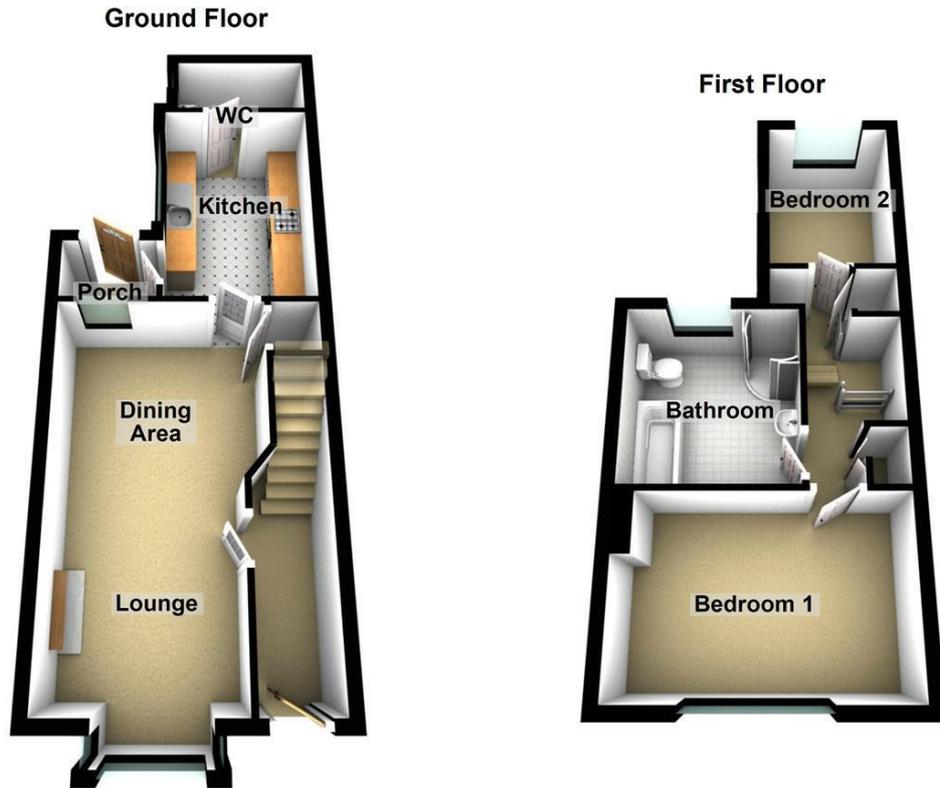


Low maintenance loose stone front gardens.

Rear yard

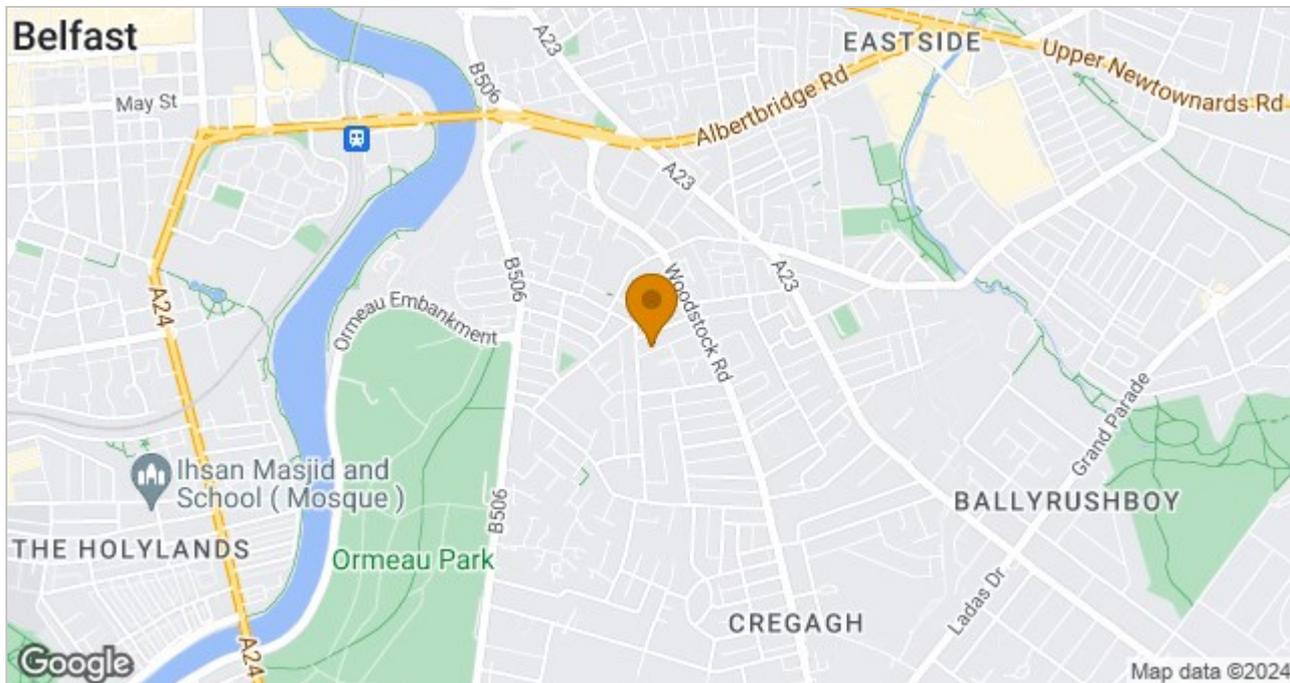
Enclosed rear yard.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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