



ULSTER PROPERTY SALES

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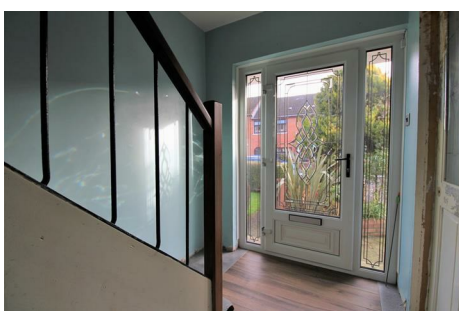
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



71 Montreal Street Woodvale, Belfast, BT13 3HS

**Offers In The Region Of
£84,950**

Superb End Of Terrace With Garage & Off Street Carparking Set In Quiet Cul de Sac Position

Holding an excellent site within a quiet cul de sac this superb end of terrace will have immediate appeal. The modernised interior comprises 2 bedrooms, through lounge with wood burning stove, fitted kitchen incorporating stainless steel range unit with gas hob and modern white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating and has benefitted from improvement works in past years. A lean-to garage with carparking to front and hard landscaped gardens front and southerly rear makes this home ideally suited to young and old alike, immediate viewing is strongly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	69	70
EU Directive 2002/91/EC		

71 Montreal Street

Woodvale, Belfast, BT13 3HS



- Red Brick End of Terrace
- Fitted Kitchen
- uPvc Double Glazed Windows
- Off street Carparking
- 2 Bedrooms
- Modern White Bathroom
- Lean-to Garage
- Through Lounge
- Gas Central Heating
- Corner Site

Entrance Hall

uPvc double glazed entrance door, ceramic tiled floor, double panelled radiator, under stairs storage.

Through Lounge

19'3" x 8'0" (5.87 x 2.44)
Tiled fireplace, wood burning stove, exposed timber floor, double panelled radiator.

Kitchen

14'7" x 8'3" (4.46 x 2.53)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, range with gas hob, stainless steel

canopy extractor fan, plumbed for **Bedroom**

washing machine, fridge/freezer space, tall larder, slate tiled floor, uPvc double glazed rear door.

First Floor

Landing

Bathroom

Modern white suite comprising shower cubicle, drench shower, telephone hand shower, thermostatically controlled shower unit, vanity unit, low flush wc, chrome radiator, pvc ceiling

Bedroom

9'9" x 8'11" (2.98 x 2.74)
Range of built-in cupboard, panelled radiator.

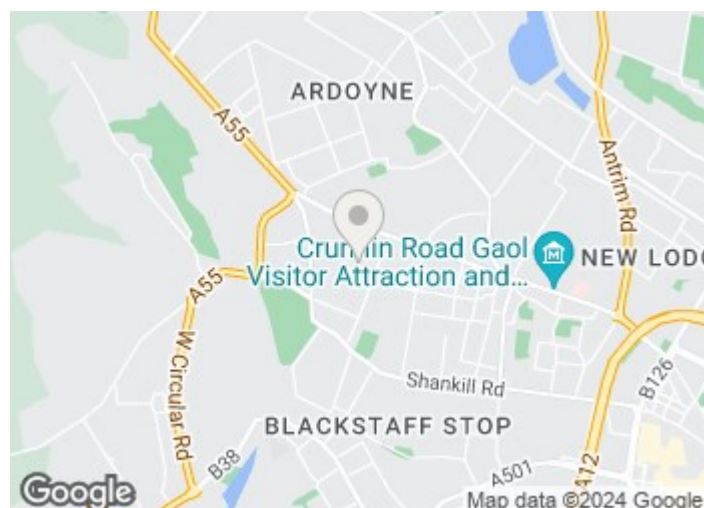
15'11" x 8'0" (4.87 x 2.44)
Exposed timber floor, panelled radiator, built-in cupboard.

Outside

Hard landscaped gardens front and rear, flowerbeds, patio areas, outside light and tap.

Lean-to Garage

Roller shutter door



Directions



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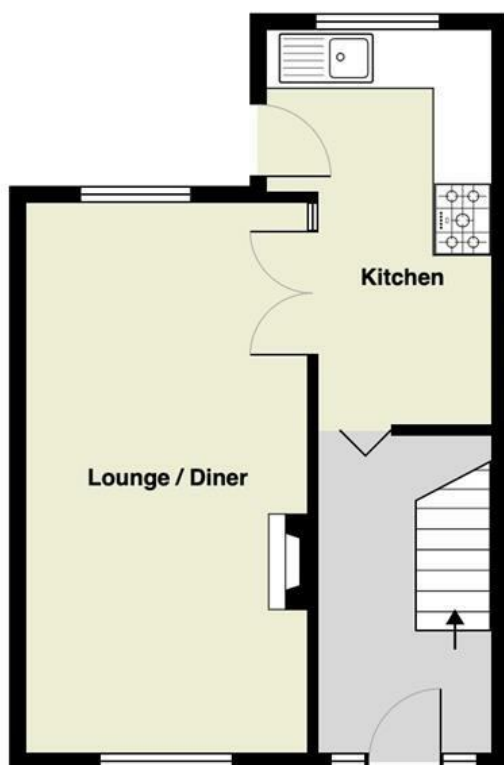
Direct dial number
028 9083 0550 (option 1)

Cavehill Main Number
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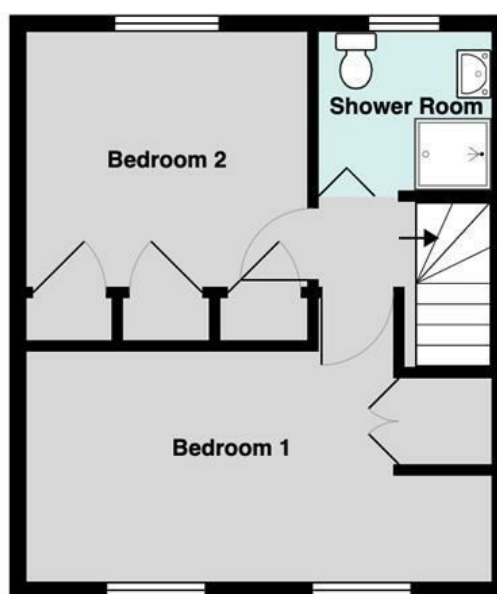
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Floor Plan

71, Montreal Street, BELFAST, BT13 3HS



Ground Floor

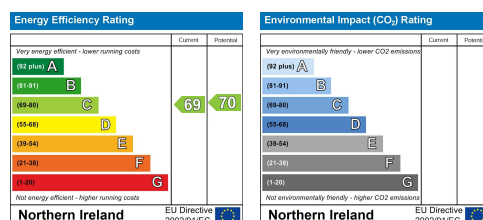


First Floor

Total Area: 60.4 m² ... 650 ft²

All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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