



## 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	70
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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# Floor Plan

71, Montreal Street, BELFAST, BT13 3HS



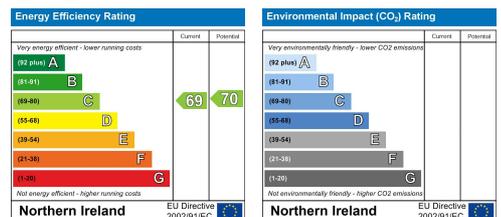
Ground Floor

First Floor

Total Area: 60.4 m<sup>2</sup> ... 650 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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