



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



30 Workman Avenue , Belfast, BT13 3FB

Offers In The Region Of £79,950

Attractive Double Fronted Semi Detached Villa Offering Generous Sized Plot.

Holding a generous plot this attractive double fronted semi detached villa will have immediate appeal. Offering superb potential, the spacious interior comprises 3 bedrooms, 2 reception rooms, kitchen and coloured bathroom suite. The dwelling further offers oil fired central heating, aluminium double glazed windows and pvc fascia and eaves. Off street car parking with pre fabricated Garage and excellent gardens combines with a most convenient location with excellent local amenities and the City a short distance away make this the ideal starter home or investment opportunity offering unlimited potential.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		EU Directive 2002/91/EC

30 Workman Avenue

, Belfast, BT13 3FB



- Double Fronted Semi Detached Villa
- Aluminium Double Glazed Windows
- Excellent Gardens
- Popular Location
- 3 Bedrooms 2 Reception Rooms
- Fitted Kitchen
- Superb Potential
- Oil Fired Central Heating
- White Bathroom Suite
- Detached Garage

Entrance Hall

Upvc double glazed entrance door, panelled radiator.

Lounge

12'0" x 7'8" (3.67 x 2.35)
Panelled radiator.

Kitchen

14'2" x 9'11" (4.32 x 3.03)
Single drainer stainless steel sink unit, range of high and low level units, cooking annex, under fridge space, panelled radiator, plumbed for washing machine, partly tiled walls, upvc double glazed rear door.

Through Lounge

17'11" x 11'2" (5.48 x 3.42)
Parkray room heater disconnected, 2 panelled radiators.

First Floor

Landing

Bedroom

10'10" x 7'7" (3.31 x 2.32)
Panelled radiator.

Bathroom

Coloured bathroom suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator.

Bedroom

9'10" x 7'10" (3.00 x 2.40)
Panelled radiator.

Bedroom

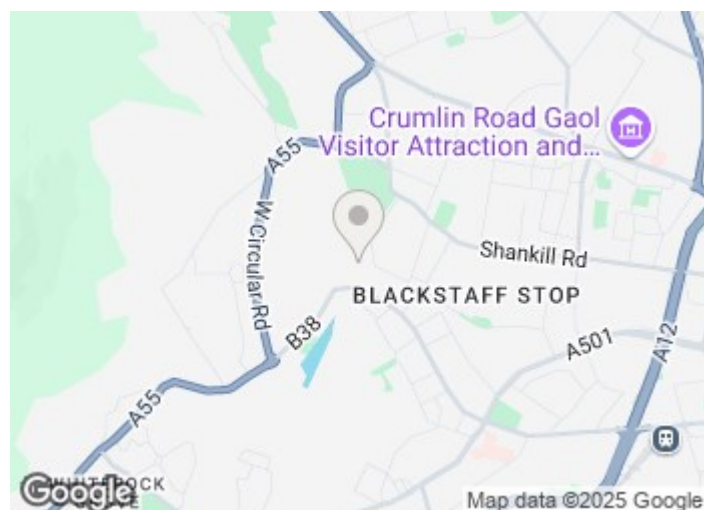
11'5" x 11'0" (3.48 x 3.37)
Built-in robe, panelled radiator.

Detached Garage

15'8" x 9'9" (4.80 x 2.98)
Driveway.

Outside

Gardens front and rear in lawns shrubs and flower beds. boiler House oil boiler, oil tank, outside tap.



Directions



Floor Plan

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