



ULSTER PROPERTY SALES

# UPS

**CAVEHILL BRANCH**

194 Cavehill Road, Belfast, BT15 5EX

**028 9072 9270**

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 16 Northwood Road , Belfast, BT15 3QR

**Asking Price £85,000**

A Period Red brick Semi Detached Villa Situated Within This Ever Popular And Sought After Location.

A fantastic opportunity to purchase a period red brick semi detached villa holding an excellent position within this ever popular and sought after residential development. The interior comprises 2 bedrooms, lounge into bay, fitted kitchen incorporating built-in oven and hob and bathroom. The dwelling offers oil fired central heating and upvc double glazed windows however the property does require improvement works but offers unlimited potential to first time buyers or investor alike. Hard landscape garden front and rear combines with a most convenient location with the city, only minutes away and excellent local amenities all within walking distance.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
Northern Ireland		
		EU Directive 2002/91/EC

# 16 Northwood Road

, Belfast, BT15 3QR



- Period Red Brick Semi Detached Villa
  - Oil Fired Central Heating
  - Gardens Front And Rear
  - Investment Opportunity
- 2 Bedrooms Lounge Into Bay
  - Upvc Double Glazed Windows
  - Popular Location
- Fitted Kitchen With Dining
  - White Bathroom Suite
  - Close To The City

### Entrance Hall

Wooden entrance door.

### Lounge Into Bay

13'3" x 13'1" (4.05 x 4.00)

Wood laminate floor, panelled radiator, under stairs storage.

### Kitchen

13'1" x 7'6" (4.00 x 2.31)

Bowl and a half single drainer composite sink unit, range of high and low level units, formica worktops, built-in under oven and hob, integrated extractor fan, fridge /freezer housing, plumbed for washing

machine, partly tiled walls, upvc double glazed rear door.

### Dining Area

Panelled radiator.

### First Floor

Landing

### Bedroom

13'1" x 11'9" (4.00 x 3.59)

Wood laminate floor, panelled radiator, hot press

### Bedroom

7'10" x 7'4" (2.39 x 2.26)

Wood laminate floor, 1/4 panelled wall, built-in robe, panelled radiator.

### Bathroom

White bathroom suite comprising panelled bath, telephone hand set, shower screen, pedestal wash hand basin, low flush wc, fully tiled walls.

### Outside

Hard landscaped gardens front and rear, oil boiler, oil tank.



### Directions





Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

