



7 Woodvale Street , Belfast, BT13 3DB

Offers Over £95,000

Immaculate Double Extended Town Terrace.

Holding a prime position within this most popular and convenient section of the Woodvale Road with this immaculately presented double extended town terrace will have immediate appeal. The spacious interior comprises 2 bedrooms, through lounge, living room, extended contemporary recently fitted kitchen and recently refurbished deluxe bathroom suite. The dwelling further offers recently installed gas central heating, uPvc double glazed windows, superb energy rating, extensive use of quality wood laminate and ceramic floor coverings and has undergone an extensive programme of improvement works in recent times creating a fine home worthy of internal inspection. This most convenient location with excellent amenities adds the finishing touches to a home which will impress - Early Viewing recommended.

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	66	66
EU Directive 2002/91/EC		

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, Belfast, BT13 3DB



- Immaculate Double Extended Town Terrace
- Deluxe Bathroom Suite
- Highest Presentation Throughout
- 2 Bedroom, 2 Reception Rooms
- uPvc Double Glazed Windows
- Most Convenient Location
- Extended Contemporary Fitted Kitchen
- Gas Central Heating
- Short Commute To City

Entrance Hall

Upvc double glazed entrance door, ceramic tiled floor, panelled radiator, wood laminate flooring.

Through Lounge

13'10" x 9'10" (4.22 x 3.02)
Wood laminate flooring, double panelled radiator.

Living Room

10'2" x 6'6" (3.11 x 2.00)
Wood laminate floor, under stairs storage, panelled radiator.

Extended Fitted Kitchen

12'8" x 6'4" (3.88 x 1.95)
Single drainer sink unit, extensive range of high and low level units,

formica worktops, built-in oven and ceramic hob, glass splash back, integrated extractor fan, fridge freezer space, plumbed for washing machine, partially tiled walls, wood laminate floor, panelled radiator, pvc ceiling, uPvc double glazed rear door.

First Floor

Landing, access to roof space, built-in storage, concealed gas boiler.

Bathroom

Deluxe 4 piece suite comprising panelled bath, shower screen, shower cubicle, thermostatically

controlled shower unit, vanity unit, low flush wc, panelled radiator, wood laminate floor, pvc panelled walls, pvc ceiling.

Bedroom

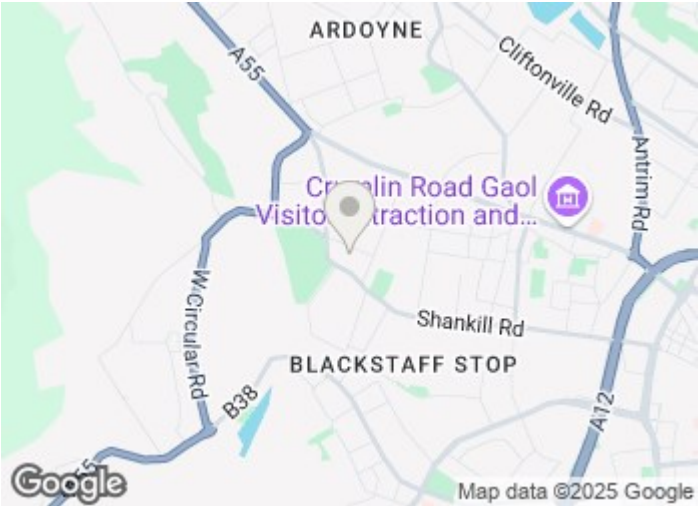
10'2" x 8'7" (3.11 x 2.62)
Wood laminate flooring, panelled radiator.

Bedroom

13'5" x 10'4" (4.10 x 3.16)
Panelled radiator.

Outside

Enclosed rear yard.



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.

