



ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**69 WOODCOT AVENUE, BELFAST,  
BT5 5JB**

**OFFERS AROUND £99,950**





A deceptively spacious end terrace property in the heart of Bloomfield area, and within walking distance of Ballyhackamore.

In need of modernisation, the accommodation includes a lounge with wood laminate flooring, fitted kitchen with built-in double oven and ceramic hob, partly tiled walls and ceramic tile flooring. The first floor includes two well proportioned bedrooms, one including double built-in robes, and white bathroom suite with fully tiled walls. Further benefits include gas fired central heating and PVC double glazed windows. The outside includes a small brick patio area to front and enclosed rear yard.

Located in a popular area, close to many shops and bus routes, including the express glider bus service into the city centre. Ideal for first time buyers, or young professionals wanting to be close to Belfast and all the amenities the area has to offer.





## Key Features

- An End Terrace Property In Need Of Some Modernisation
- Spacious Lounge With Wood Flooring
- Fitted Kitchen With Double Built-In Oven
- Two Bedrooms, One With Double Built-In Wardrobe
- White Bathroom Suite With Fully Tiled Walls
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Small Brick Paviour Front Area And Enclosed Rear Yard
- Convenient To Many Shops And Cafes And Bus Route To City Centre



## Accommodation Comprises

### Entrance Hall

### Lounge

12'6 x 10'9

Wood laminate flooring.

### Kitchen

14'1 x 7'0

Including double built-in wardrobes.

### First Floor

### Landing

### Bedroom 1

14'4 x 10'7

Including double-built-in wardrobes.

### Bedroom 2

9'2 x 8'1

### Bathroom

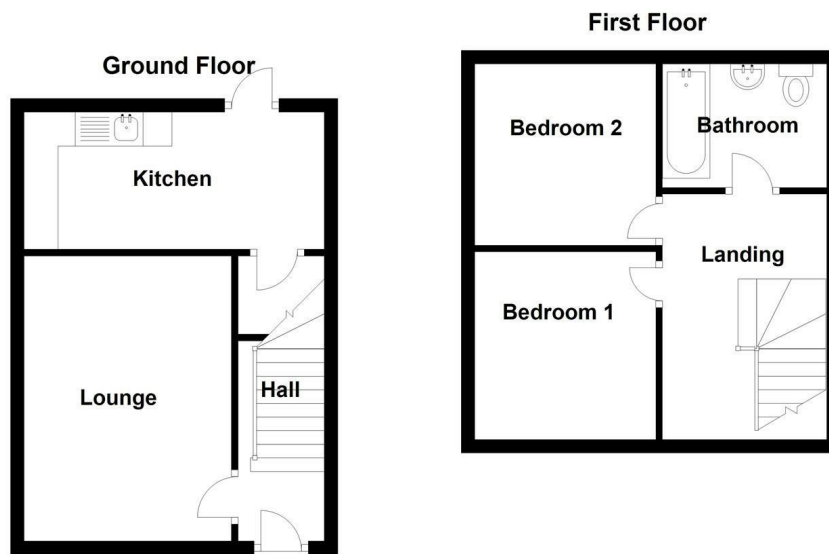
White suite comprising panelled bath with mixer tap and telephone shower over, pedestal wash hand basin and low flush WC. Fully tiled walls.

## Outside


Small front brick paved area and enclosed rear yard.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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>		72	73
(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	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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