

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

**028 9047 1515**

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 WOODCOT AVENUE, BELFAST,  
BT5 5JA**

**OFFERS AROUND £149,950**





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

This property, although in need of some modernisation, feels bright and spacious due to the higher than average ceilings. The ground floor offers lounge with bay and double doors leading to dining room, and fitted kitchen, all with ceramic tiled flooring. The accommodation further benefits from four good sized bedrooms over the first and second floor, with the first floor also offering a bathroom suite with built-in shower over bath and fully tiled walls.

This property is chain free and includes a small front area, and enclosed rear yard. Located within a popular area of East Belfast, close to a vast range of amenities on the Upper Newtownards Road, and with Ballyhackamore village and the Glider bus service into Belfast City Centre, all within walking distance. An ideal first time buyer home or investment opportunity.



## Key Features

- Excellent Terrace Property In A Popular Location
- Lounge With Bay And Double Doors To Dining Room
- Fitted Kitchen With Integrated Fridge And Tiled Flooring
- Four Bedrooms Across First And Second Floor
- Gas Central Heating & uPVC Double Glazed Windows
- Small Front Area And Enclosed Rear Yard
- Convenient Location Close To Bus Routes
- Within Walking Distance Of Many Local Amenities



### Accommodation Comprises

#### Entrance Hall

Ceramic tiled flooring.

#### Lounge

13'3 x 9'2

(into bay) Ceramic tiled flooring.  
Double doors to:

#### Dining Room

10'4 x 9'4

Ceramic tiled flooring.

#### Kitchen

17'3 x 7'6

(at widest point) Extensive range of high and low level units, granite effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, space for cooker, integrated fridge, gas fired boiler, ceramic tiled flooring.

### First Floor

#### Landing

#### Bedroom 1

13'3 x 12'8

(into bay)

#### Bedroom 2

10'4 x 7'0

#### Bathroom

White suite comprising panelled bath with mixer tap and built-in shower, shower screen, pedestal wash hand basin, low flush WC, fully tiled walls, PVC panelled ceiling.

### Second Floor

#### Landing

#### Bedroom 3

12'8 x 10'4

(into dormer window)

#### Bedroom 4

7'1 x 6'8

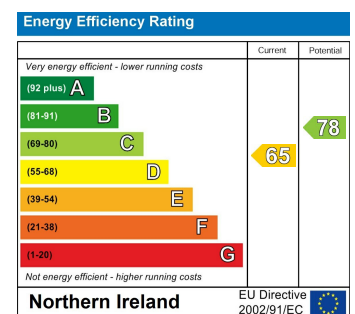
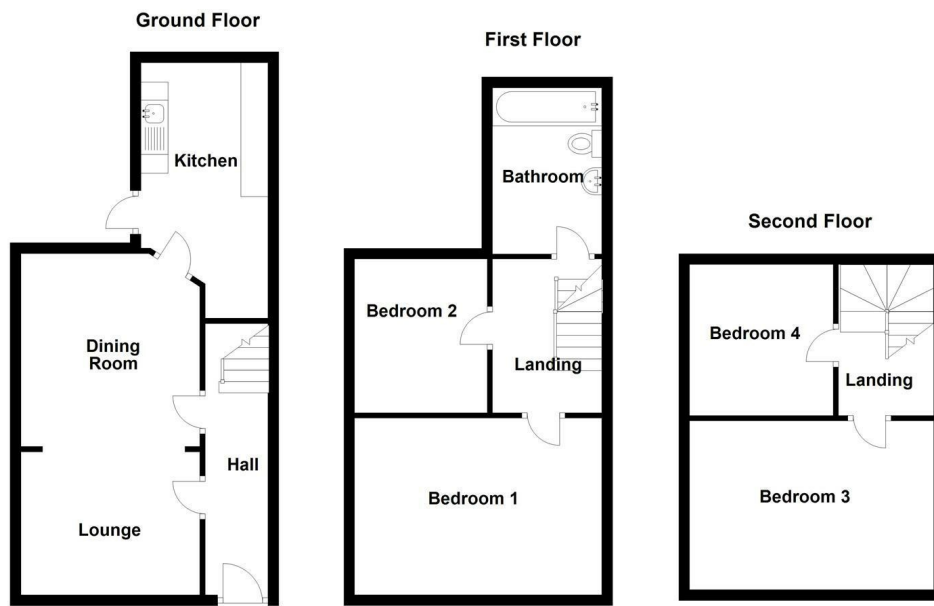
(average) Velux window.

#### Outside

Enclosed rear yard.







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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