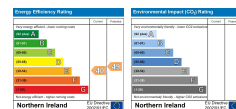




160 Woodvale Road  
 Belfast, BT13 3BX

Offers in the region of  
**£109,950**





# 160 Woodvale Road

, Belfast, BT13 3BX

Offers in the region of £109,950



Located on the desirable Woodvale Road, this semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting two inviting reception rooms, this property offers ample space for relaxation and entertaining. The generous kitchen area is perfect for family meals and gatherings, providing a warm and welcoming atmosphere.

With three well-proportioned bedrooms, this home is ideal for families of all sizes. The bathroom is conveniently located, ensuring ease of access for all family members. The property also features secure parking for one vehicle, adding an extra layer of convenience and peace of mind.

The outdoor space includes lovely gardens, perfect for children to play or for enjoying a quiet moment in the fresh air. The location is particularly appealing, situated in a sought-after residential area that is close to leading shops, schools, and various amenities. This makes it an ideal choice for those who value both comfort and convenience.

In summary, this sizeable family home on Woodvale Road is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the benefits of spacious living. Don't miss the chance to make this charming property your new home.

## Ground Floor

### Entrance Hallway

Hardwood front door with smoked glass insets, vinyl flooring, panelled radiator, stairs leading to first floor

### Front Reception 14'11" x 12'2" (4.56m x 3.71m)

Into bay, brick fireplace and surround with electric fire inset, 4 double panelled radiators

### Rear Reception 11'9" x 13'0" (3.60m x 3.98m)

Panelled radiator

### Kitchen 17'2" x 9'11" (5.25m x 3.03m)

Generous sized fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, cooker space with extractor hood, plumbed for a washing machine, vinyl flooring, double panelled radiator, under stair storage, access to rear garden

## First Floor

### Landing

Access to roof space, panelled radiator

### Bathroom

Classic with bathroom suite including low flush WC (separate), pedestal wash hand basin and free standing electric shower, enclosed hot press with additional storage, panelled radiator, vinyl flooring

### Front Bedroom 14'10" x 16'9" (4.54m x 5.11m)

Into bay, 2 double panelled radiators

**Middle Bedroom 11'10" x 10'4" (3.61m x 3.16m)**

Double panelled radiator

**Rear Bedroom 10'1" x 9'10" (3.09m x 3.00m)**

Built in wardrobes, double panelled radiator

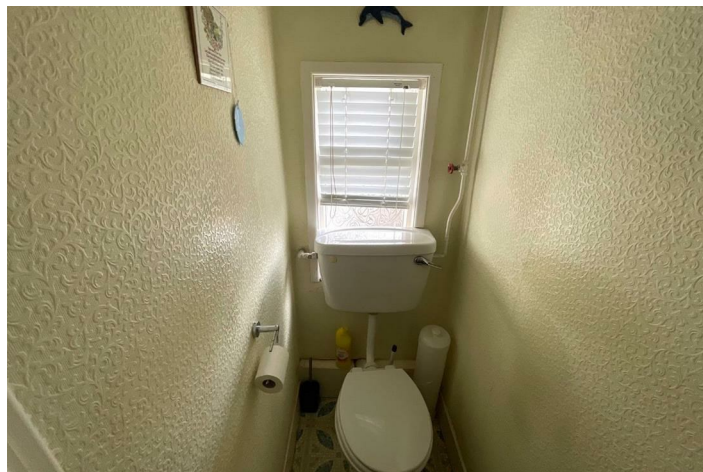
**Outside**

**Front**

Brick privacy wall with metal entrance gate, paved courtyard, secure driveway

**Rear**

Mature garden laid out in lawn with privacy hedging, enclosed storage shed housing oil boiler



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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