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Auctioneer **Property Consultant**

FOR SALE

77 Woodcot Avenue Belfast



A pleasant mid terrace house in a popular area. A peaceful setting overlooking Connswater greenway yet with so many amenities and transport links nearby. Tesco supermarket Castlereagh, Avoniel Leisure Centre and CS Lewis Square are all half a mile away.

> 2 Bedrooms Gas fired central heating **Double glazed windows** Private rear yard Chain free

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Entrance hall

UPVC front door with glass panes.

Wood effect laminate flooring.

Decorative radiator cover.

Stairs to first floor.



Lounge

10'5 x 12'9 / 3.2 x 3.9m

Wood effect laminate flooring.

TV aerial and telephone points.



Kitchen

13'1 x 7'3 / 4 x 2.2m

Grey shaker style high and low level units with soft close doors.

Tiled floor.

Stainless steel sink unit with $1\frac{1}{2}$ basins and mixer tap.



Integrated appliances including Whirlpool fridge freezer, Indesit ceramic hob, Candy electric oven, glass and stainless steel extractor hood.

Under stair storage cupboard.

UPVC and double glazed door to rear yard.







First floor

Access to loft.

Bathroom

WC, pedestal wash hand basin, bath with telephone style shower attachment taps. PVC wall cladding. Extractor fan.

Bedroom

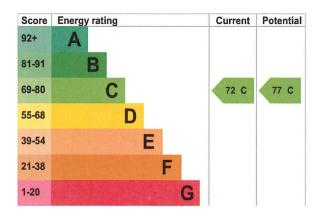
10'9 x 14'4 / 3.3 x 4.4 max. Feature cast iron fireplace.

Bedroom 2

8'2 x 9'3 / 2.5 x 2.8m View over Connswater Greenway.

Exterior

Front yard laid out in decorative pebbles. Paved rear yard with gate to path.



Price: Offers in the region of £110,000.

Rateable Capital: £70,000.00 (From lpsni.gov.uk) Rates payable per annum: Approximately £637

Tenure: Believed to be Leasehold.

Viewing: Strictly by appointment with agent.

Directions: From Belfast city centre take Beersbridge Road for two miles. After Elmgrove Primary School turn right into Abetta Parade. At the end of the street turn right and the house is on the right.

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