



## 140 Woodstock Road, Woodstock Link, Belfast, BT6 8AF

**Asking Price £125,000**

Positioned close to Belfast City Centre, this well maintained mid terrace home is in a highly sought after location that is within walking distance to all the local amenities found on the Cregagh and Woodstock Roads. With excellent public transport facilities found nearby, the city centre is also only a short bus journey away and is also within walking distance. The property comprises two good size bedrooms, two separate reception rooms, a newly fitted kitchen and a white bathroom with additional shower cubicle on the 1st floor. This home also benefits from gas fired central heating and double glazed windows. Ready to move into, this home offers buyers a superb opportunity to purchase a chain free property in a highly sought after location. With demand continuing to outweigh supply in the market, we don't think this one will sit around for long so we recommend that you arrange your viewing at your earliest convenience!

- Excellent mid terrace home
- Two separate reception rooms
- Luxury white bathroom suite with separate shower cubicle
- Double glazed windows
- Chain free onward sale
- Two good size bedrooms
- Brand new fitted kitchen
- Gas central heating
- Recently re-decorated and re-carpeted
- Close to the City Centre

Energy Efficiency Rating		Current	Potential
(92-100)	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		69	73
EU Directive 2002/91/EC			

**The accommodation comprises**

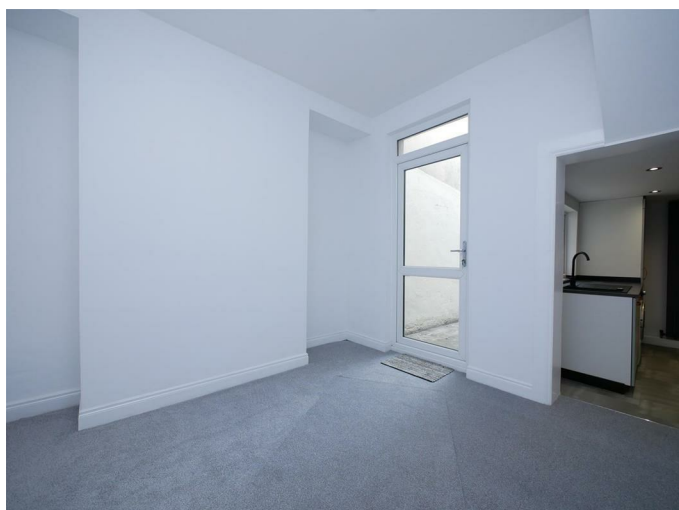
Pvc double glazed front door leading to the entrance hall.

**Entrance hall**

**Lounge 10'0 x 9'6 (3.05m x 2.90m)**



**Living room 9'9 x 9'6 (2.97m x 2.90m)**



Door access to the rear yard. Under stairs storage.

**Kitchen 10'2 x 6'9 (3.10m x 2.06m)**



Brand new fitted kitchen, with a range of high and low level units, single drainer sink unit with mixer taps, work surfaces, 4 ring hob and under oven, plumbed for washing machine, gas boiler, recessed spotlights, wall mounted radiator.

**1st floor**

**Bedroom 1 13'6 x 10'2 (4.11m x 3.10m)**

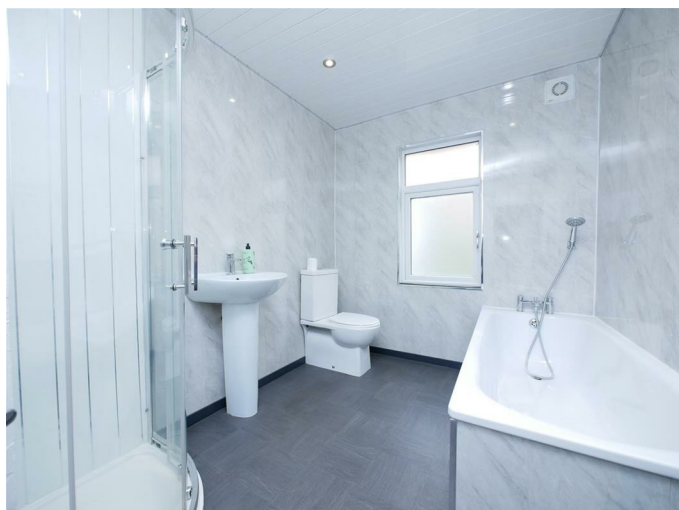


### Bedroom 2 9'9 x 8'3 (2.97m x 2.51m)



Enclosed rear yard, outside storage, outside tap.

### Bathroom

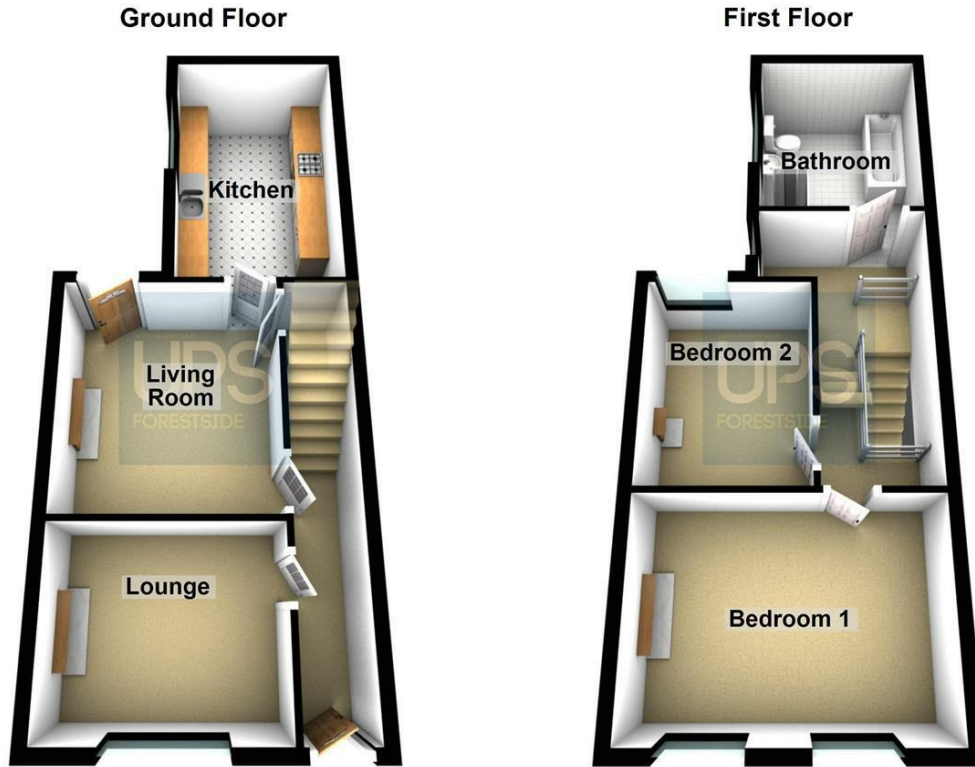


White suite comprising pvc panelled bath, mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, corner shower cubicle with thermostatically controlled shower, pvc panelled walls and ceiling, recessed spotlights, extractor fan, wall mounted radiator, roof space access.

### Outside

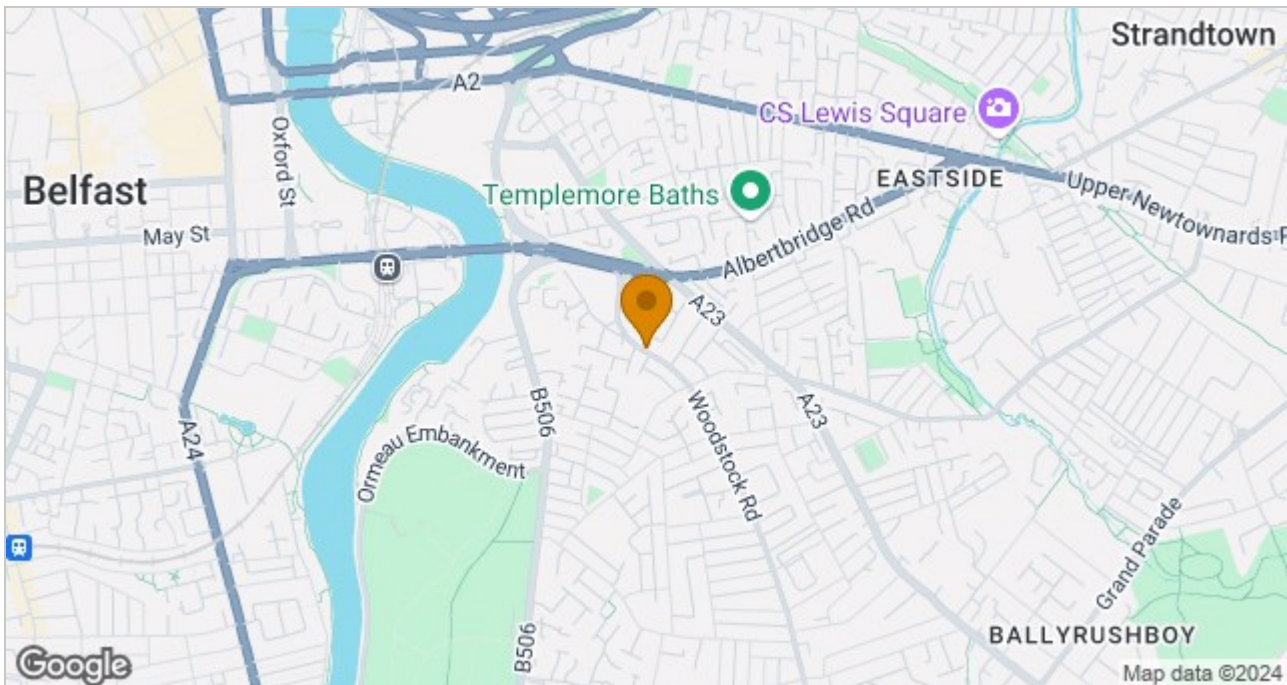
### Rear yard

## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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