

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

OFFERS AROUND £89,950



This attractive red brick terrace is located in the excellent and popular area of Bloomfield, off Bloomfield Road and only a short walk to Ballyhackamore with its excellent range of shops, restaurants and bars and also the Glider Bus System into the city centre or Dundonald.

The property offers a good sized living room open to dining room and a kitchen to the rear. Originally a three bedroom property, the owners have opened up the smaller bedroom into the rear bedroom to create one larger room but could be easily returned if needed.

Benefitting from double glazed windows and gas heating, the property requires considerable modernisation and is ideal for the discerning purchaser looking for a project. An internal inspection is essential to appreciate this properties full potential.



Key Features

- Excellent Red Brick Terrace Property
- Spacious Lounge Open To Dining
- Fitted Kitchen With Fully Tiled Floor
- Two Bedrooms, Potential To Open To Three
- Wet Room/Shower Room To Ground Floor
- Gas Heating & uPVC Double Glazed Windows
- Convenient Location Close To Local Amenities
- Ideal Project, Requiring Extensive Modernisation



Accommodation Comprises

Entrance Hall

Living / Dining Room

20'9 x 10'9

A well proportioned lounge / dining area with a feature bay window and access to the kitchen.

Wet Room/Shower Room

Shower area, low flush WC and wash hand basin.

Kitchen

10'9 x 8'

Range of low and high level units, single drainer stainless steel sink unit, plumbing for washing machine, fully tiled floor.

Bedroom 1

17'2 x 9'

(at widest point) Used to be two rooms. Gas boiler.

Bedroom 2

10'9 x 9'

Laminate strip wood flooring.

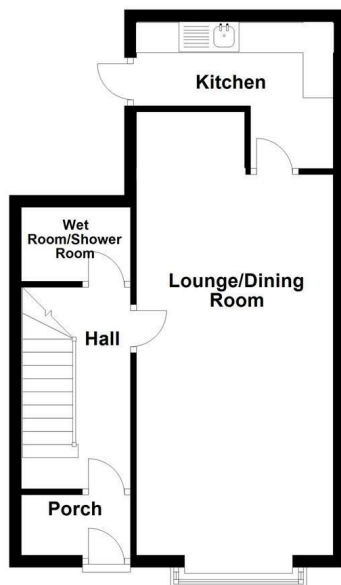
Outside

Easily maintained area to the front of the property. Covered yard to rear.

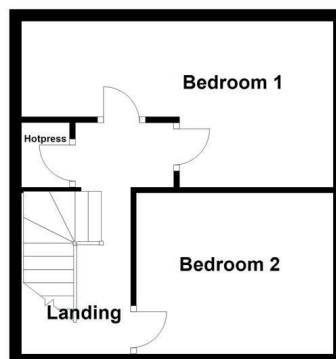




Ground Floor



First Floor



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) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | 58 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| 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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