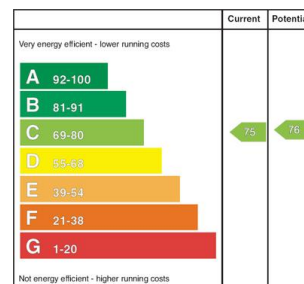




## 38 JOCELYN AVENUE, BELFAST, BT6 9AX FOR SALE: £145,000

**Stunning Mid Terrace Property**  
**Renovated in 2021 to include a Single Storey Extension**  
**Open Plan Living area to Ground Floor**  
**Modern Fitted Kitchen**  
**Two Good Sized Bedrooms**  
**uPVC Double Glazed Doors and Windows**  
**Gas Fired Central Heating**  
**Popular and Convenient Location**



**AMPmni are delighted to bring this stunning, extended two bed property, located just off the ever popular Woodstock Road to the open market.**

**The property was fully renovated in 2021 with a single storey extension added which has transformed the ground floor living area. The property now offers spacious accommodation throughout. The ground floor has been opened out with a large through lounge into bay window, this flows into a good sized modern fitted kitchen with dining area. The first floor has a excellent size bathroom with contemporary white suite and two good sized bedrooms.**

**The property is sure to appeal to a wide range of potential purchasers with early viewing highly recommended.**

#### **THE PROPERTY COMPRISES:**

##### **Ground Floor**

Upvc front door to:

**ENTRANCE HALL:** Laminated timber flooring, low voltage spotlights, single panelled radiator.

**LIVING ROOM:** 22' 5" x 9' 10" (6.84m x 3m) Open plan living area with bay window, laminate timber flooring, single panelled radiator x 2, cupboard with electric fuse box, under stairs storage cupboard. Open to kitchen.



**KITCHEN:** 12' 4" x 11' 7" (3.76m x 3.53m) laminated timber flooring, double panelled vertical radiator x 2, low voltage spotlights, sky light, 1 1/2 bowl stainless steel sink unit, partially tiled walls, range of high and low level shaker style kitchen units with laminate work top, integrated 'Lamona' appliances to include electric oven, microwave oven, electric hob with 'Cooke and Lewis' stainless steel extractor fan, plumbed for washing machine and dishwasher.



**Stairs to:**

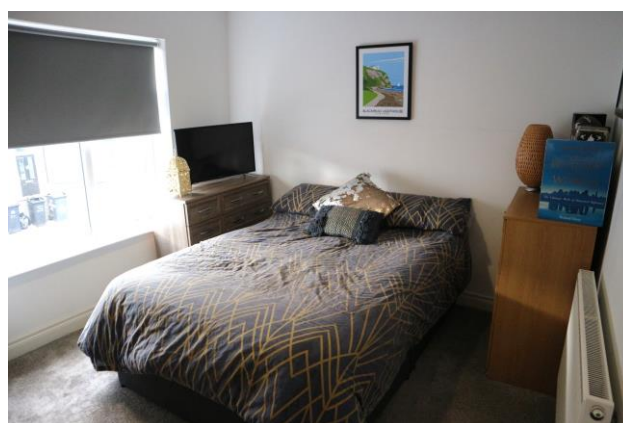
### First Floor Return

**BATHROOM:** Ceramic tiled floor, partially tiled walls, low voltage spotlights, extractor fan, chrome ladder radiator, white suite comprising, pedestal wash hand basin, low flush w.c., panelled bath with thermostatically controlled shower over.



### First Floor

**BEDROOM (1):** 13' 5" x 9' 10" (4.08m x 2.99m) Double panelled radiator.



**BEDROOM (2):** 9' 8" x 8' 5" (2.94m x 2.56m) Double panelled radiator.

**ROOFSPACE:** Access hatch with pull down ladder, the attic is floored with lighting, 'Worcester' gas boiler.

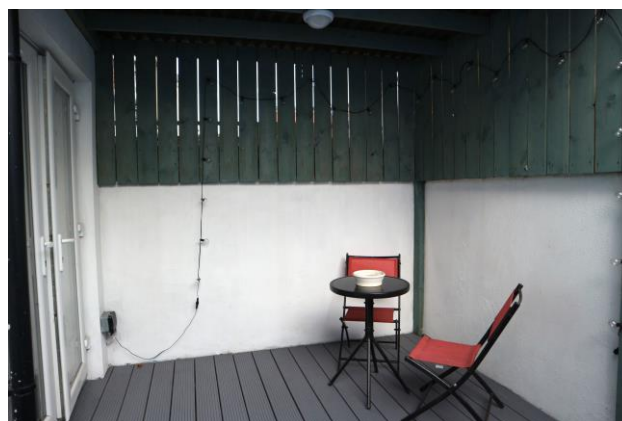


## Outside

Front: Enclosed forecourt.



Rear: Enclosed yard, decked area, power socket and lighting.



**LOCATION:** Joycelyn Avenue can be accessed via the Woodstock Road.

## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.

## Lettings and Management Department

AMPMni have an experienced and award winning professional lettings and management department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 90673777**

**AMPMni, 54 Belmont Road, Belfast, BT4 2AN. Telephone 028 9047 4660 Email: info@ampmni.com Web: www.ampmni.com**

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