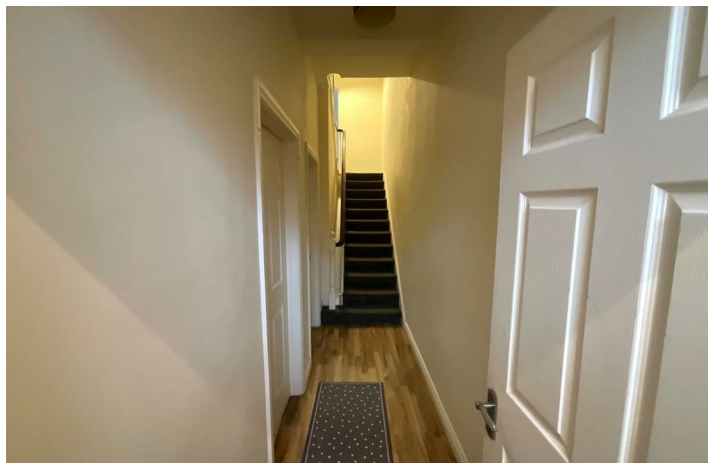
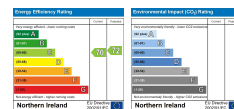




20 Woodvale Avenue  
Belfast, BT13 3EW

Offers over  
£115,000



# 20 Woodvale Avenue

, Belfast, BT13 3EW

Offers over £115,000



A keenly priced property in an area of high demand which will have immediate appeal to first time buyers, families and investors in particular.

The dwelling comprises entrance hallway, two reception rooms, extended modern fitted kitchen, classic white bathroom suite and four well proportioned bedrooms (primary with en suite shower room). Outside there is a forecourt to the front and an enclosed yard to the rear.

The property further benefits from gas fired central heating, uPVC double glazing, park views to the front and city views to the rear.

Woodvale Avenue is conveniently located close to many leading shops and amenities including Ballygomartin Tesco not to mention a host of independent traders on the nearby Woodvale Road and Shankill Road.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Vestibule Entrance

White PVC front door with fan window, wood laminate flooring, leading to:

### Hallway

Wood laminate flooring, double panelled radiator, stairs leading to first floor

### Front Reception 15'2" x 11'8" (4.64m x 3.56m)

Into bay, wood laminate flooring, double panelled radiator

### Rear Reception 11'2" x 11'10" (3.42m x 3.61m)

Under stair storage, heating controls, wood laminate flooring, double panelled radiator

### Kitchen 16'3" x 6'1" (4.97m x 1.86m)

Modern fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and a half with single drainer and mixer tap, cooker space with extractor hood, plumbed for a washing machine, fridge freezer space, vinyl flooring, double panelled radiator, access to rear yard

## First Floor

### Bathroom

Classic white bathroom with low flush WC, pedestal wash hand basin and panelled bath with electric shower overhead, wood laminate flooring, panelled radiator

### Front Bedroom 11'9" x 15'8" (3.59m x 4.78m)

Large bedroom offering gorgeous park views, wood laminate flooring, double panelled radiator

### En Suite

Class white bathroom suite with low flush WC, pedestal wash hand basin and free standing electric shower, wood laminate flooring, panelled radiator

### **Rear Bedroom 10'7"x 9'3" (3.24mx 2.82m)**

Enclosed storage cupboard housing gas boiler, wood laminate flooring, double panelled radiator

### **Second Floor**

### **Front Bedroom 11'11" x 15'7" (3.64m x 4.77m)**

### **Rear Bedroom 10'6" x 9'2" (3.21m x 2.80m)**

Velux window, wood laminate flooring, double panelled radiator

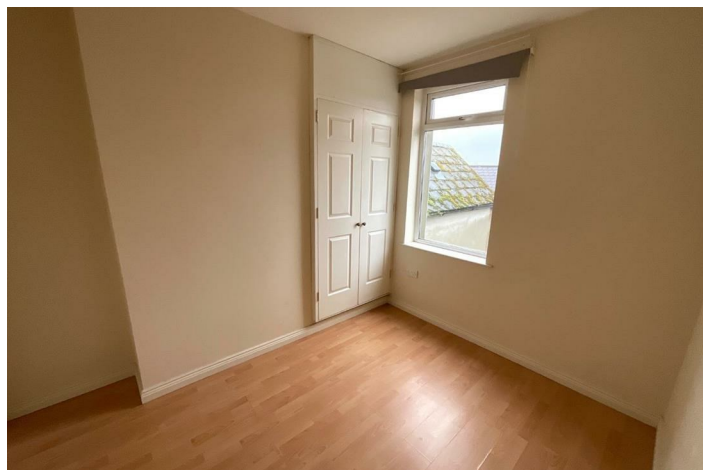
### **Outside**

#### **Front**

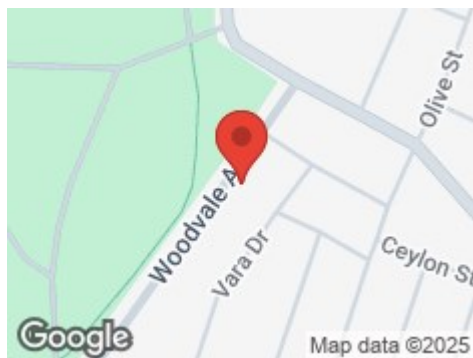
Brick privacy wall, paved yard

#### **Rear**

Fully enclosed yard with access to rear entry



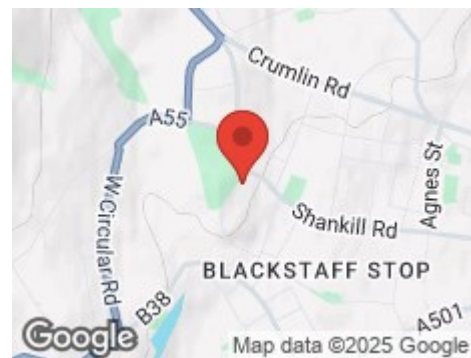
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.