HMK PROPERTY

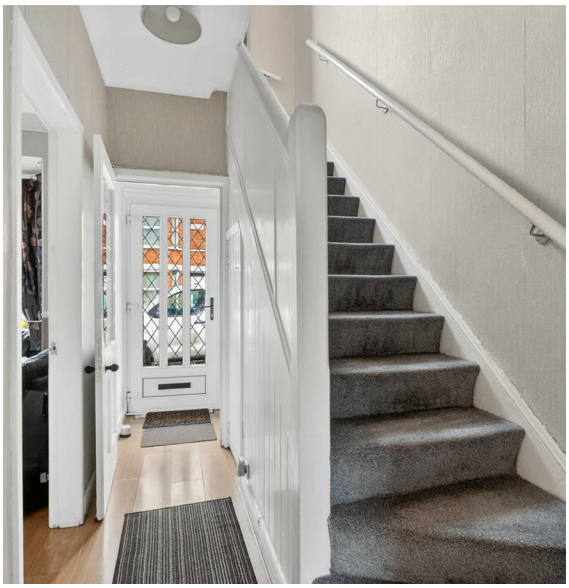
Woodcot Avenue
Belfast, BT5 5JA

Offers over £125,000

Woodcot Avenue, Belfast

HMK Property is delighted to introduce No. 30 Woodcot Avenue to the sales market. This three-bed mid-terrace is conveniently located just off the Bloomfield Road, East Belfast. The property consists of a front living room with an attractive bay window and traditional features such as dado rails and a cornice ceiling, which run throughout the property. To the rear is a separate dining room overlooking an enclosed patio, which leads to a separate galley kitchen with an excellent range of high and low-level units, ceramic hob with oven, and direct access to a tidy patio area. Furthermore, there is a downstairs bathroom, fully tiled with a shower over the bath, a low flush W/C, and a ceramic sink. On the first floor are three bedrooms. The property benefits from oil-fired central heating and double glazing throughout, with ample on-street parking to the front of the house. No. 30 Woodcot Avenue will make a great starter home or investment. To arrange a viewing, contact HMK Property today on 02890397712.

HMK Property 8 Grand Parade, Belfast, BT5 5HH T 02890397712



The facts you need to know...

- Mid terrace three bed property situated in a well established residential location
- Living room with large bay window
- Galley style kitchen with direct access to patio
- Oil fired central heating
- Fully enclosed private rear patio
- Traditional features such as dado rails and cornice ceilings which run throughout the property
- Separate dining room with window overlooking back patio
- uPVC windows throughout
- Family bathroom with shower over bath (downstairs)
- Convenient to an array of local amenities and shops

The property comprises...

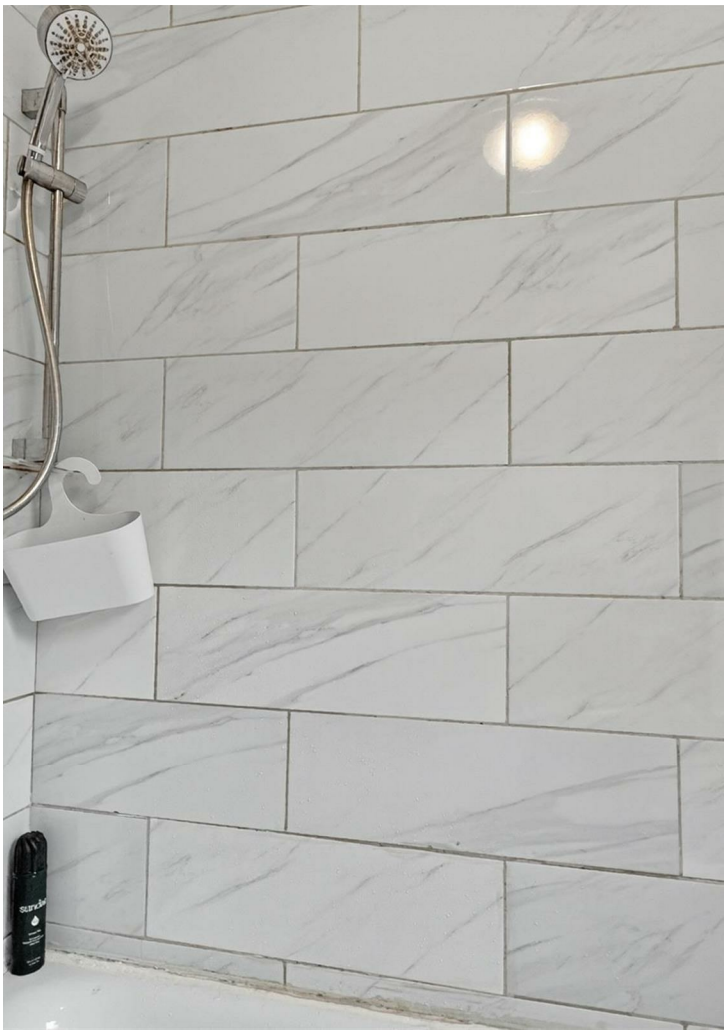
GROUND FLOOR
Entrance porch leading to...

ENTRANCE HALL
Bright hall with solid wood door and laminate wood effect flooring, partially panelled walls with understairs storage.

LIVING ROOM
11'8" x 11'6"
A cosy living room with large bay window, traditional features such as dado rail and celing rose with laminate flooring

DINING ROOM
10'7" x 9'8"
A seperate dining room with uPVC window, wood laminate flooring overlooking the patio at the back of the property, leading to the kitchen.

Hotpoint
Russell Hobbs



The property comprises...

KITCHEN
10'7" x 9'8"
The galley style kitchen has a great range of high and low-level modern white units, with tiled flooring and partially tiled walls, integrated appliances to include oven, ceramic hob, extractor fan, and plumbed for white goods, with direct access to the enclosed patio.

BATHROOM
White three-piece bathroom suite with shower over bath, low flush W/C, pedestal sink, fully tiled walls and flooring, and a frosted window overlooking the back of the property

FIRST FLOOR
Fixed staircase leading to landing...

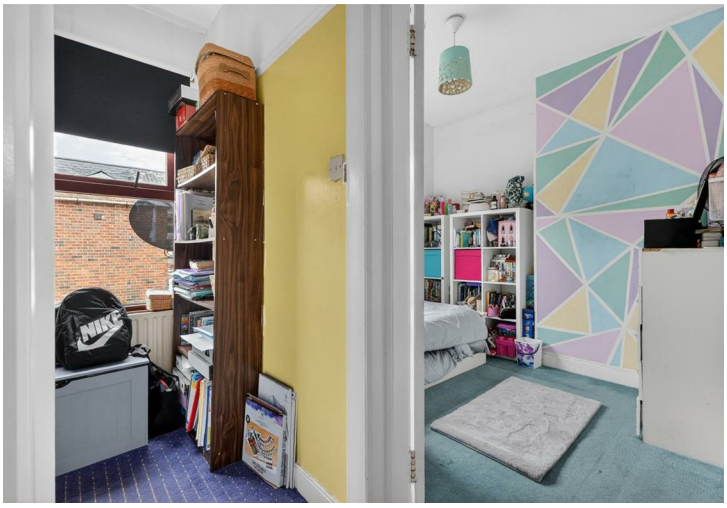
BEDROOM ONE
10'9" x 8'11"
Main bedroom overlooking the front of the property

The property comprises...

BEDROOM TWO
8'11" x 8'11"
Bedroom two overlooking the rear of the property

BEDROOM THREE
7'8" x 6'3"
A small third bedroom, currently used as a storage/ study area.

OUTSIDE
At the rear of the property is a small south-facing courtyard. To the front, there is ample on-street parking.

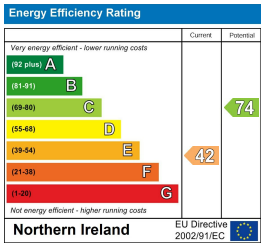

NIKE

Additional Information

No.30 Woodcot Avenue is positioned just off the Bloomfield Road, convenient to local amenities including shops, cafes, and schools, with excellent transport links in and out of the city on your doorstep. No.30 will appeal to a range of purchasers; early viewing is advised.

Need to sell to buy? Contact Hannah Kennedy today on 028 90397712 to arrange a free property valuation.

ENERGY EFFICIENCY RATING

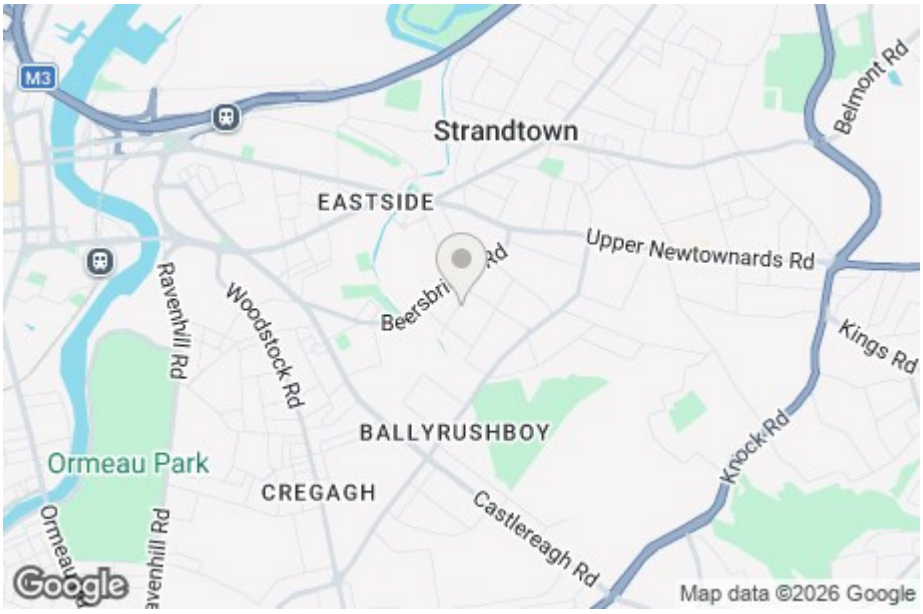


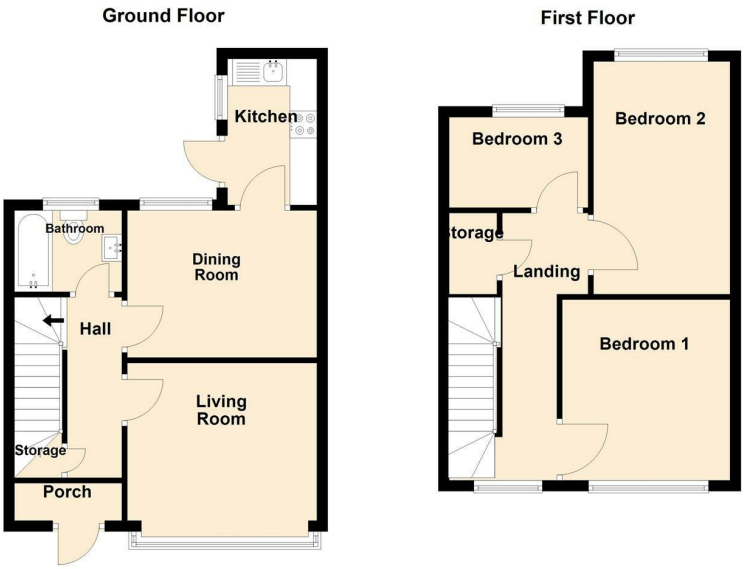
VIEWING

By appointment with HMK Property

Location

Travelling on the Bloomfield Road towards Beersbridge, take a left onto Woodcot Avenue. No.30 is located halfway down on the left-hand side.





Please Note: This floorplan is for illustration purposes only
Plan produced using PlanUp.

30 Woodcot Avenue, Belfast

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