

# Bill McKelvey

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Estate Agent  
Auctioneer  
Property Consultant

## FOR SALE

### 77 Woodcot Avenue

### Belfast



A pleasant mid terrace house in a popular area. A peaceful setting overlooking Connswater greenway yet with so many amenities and transport links nearby. Tesco supermarket Castlereagh, Avoniel Leisure Centre and CS Lewis Square are all half a mile away.

**2 Bedrooms**

**Gas fired central heating**

**Double glazed windows**

**Private rear yard**

**Chain free**

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## **ACCOMMODATION**

### **Entrance hall**

UPVC front door with glass panes.

Wood effect laminate flooring.

Decorative radiator cover.

Stairs to first floor.

### **Lounge**

10'5 x 12'9 / 3.2 x 3.9m

Wood effect laminate flooring.

TV aerial and telephone points.

### **Kitchen**

13'1 x 7'3 / 4 x 2.2m

Grey shaker style high and low level units with soft close doors.

Tiled floor.

Stainless steel sink unit with 1½ basins and mixer tap.

Integrated appliances including Whirlpool fridge freezer, Indesit ceramic hob, Candy electric oven, glass and stainless steel extractor hood.

Under stair storage cupboard.

UPVC and double glazed door to rear yard.





### **First floor**

Access to loft.

### **Bathroom**

WC, pedestal wash hand basin, bath with telephone style shower attachment taps.

PVC wall cladding.

Extractor fan.



### **Bedroom**

10'9 x 14'4 / 3.3 x 4.4 max.

Feature cast iron fireplace.

### **Bedroom 2**

8'2 x 9'3 / 2.5 x 2.8m

View over Connswater Greenway.



### **Exterior**

Front yard laid out in decorative pebbles.

Paved rear yard with gate to path.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Price:** Offers in the region of £110,000.

**Rateable Capital:** £70,000.00 (From lpsni.gov.uk)

**Rates payable per annum:** Approximately £637

**Tenure:** Believed to be Leasehold.

**Viewing:** Strictly by appointment with agent.

**Directions:** From Belfast city centre take Beersbridge Road for two miles. After Elmgrove Primary School turn right into Abetta Parade. At the end of the street turn right and the house is on the right.

*(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary).*

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