

**33 Woodvale Avenue
Belfast
BT13 3EY**



Offers Around £89,950



Key Features

- Ideal investment opportunity
- Property being sold with tenant in situ
- Well-presented three bedroom end terrace property
- Situated within walking distance to all local amenities and public transport routes
- Two reception rooms
- Fitted kitchen with storage area and access to the rear garden
- Off street parking
- Enclosed rear garden
- Oil fired central heating
- Double glazing
- Early viewing recommended

Summary

Investa (N.I.) are delighted to bring to the market this three bedroom end terraced property which is closely located to the Woodvale and Crumlin Road area of Belfast, with easy access to Belfast City Centre.

This property is an ideal investment opportunity for any investor as it is being sold with a tenant in situ.

The ground floor of the property comprises of two reception rooms and a fitted kitchen with access to the rear yard.

The first floor benefits from three spacious bedrooms and bathroom with shower over the bath.

The property further benefits from oil fired central heating and double glazing.

Externally the property benefits from off street parking and enclosed rear garden.



The property comprises of:



Hallway

2.5m x 1.6m

Front Living Room

3.6m x 3.1m

Rear Living Room

4.2m x 3.1m

Kitchen

3.2m x 2.6m

Landing

2.1m x 1.7m

Bedroom 1

3.5m x 2.9m

Bedroom 2

3.1m x 2.9m

Bedroom 3

1.8m x 1.7m

Bathroom

2.1m x 1.7m



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

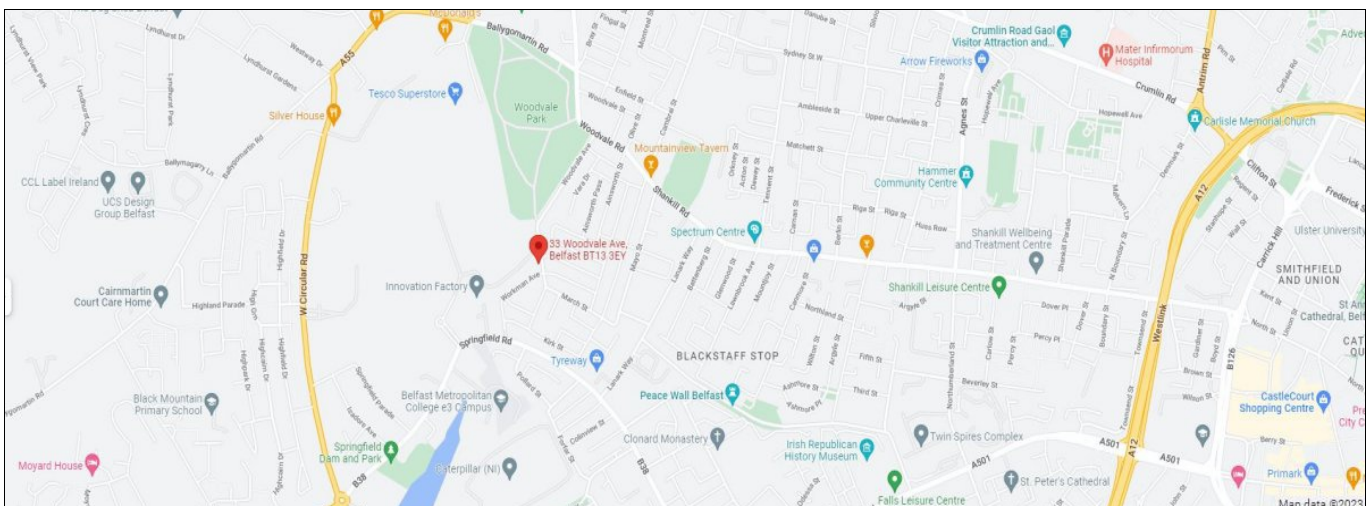


Lettings and Block Management Department

Investa (N.I.) LLP offer an experienced and professional lettings and block management department, managing property and apartment complexes throughout Northern Ireland. For any enquires regarding lettings or block management please contact our office on 028 9752 1283.

Financial Advice

If you are moving house or investing in property Investa (N.I.) LLP can personally introduce you to an independent financial advisor. Please contact our office on 028 9752 1283 for more information.



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