



CHARTERED SURVEYORS
AUCTIONEERS
VALUERS
ESTATE AGENTS

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Mature three bedroomed semi-detached residence located within walking distance of Cork University Hospital, Wilton Shopping Centre and the Cork Institute of Technology. The property, which requires some modernisation, has the benefit of a large rear garden which gives the purchaser scope to extend subject to the necessary Planning Permission.

11 Woodbrook Avenue, Bishopstown, Cork

Advised Market Value (AMV): €310,000

For Sale
by Private Treaty





Reception Hall

Hardwood door with glazed side wings, under stairs storage.

Sitting Room 4.4 x 3.4

Marble fireplace with matching hearth and mantle, shelving in alcove.

Family Room 4.3 x 3.6

Marble fireplace with matching hearth and mantle.

Kitchen/Breakfast Room 3.9 x 2.9

Stainless steel single drainer sink unit, plumbed for washing machine, floor presses.



First Floor

Bedroom 1 4.2 x 3.6

Bedroom 2 4.2 x 3.2

Bedroom 3 2.45 x 2.3

Bathroom

White three-piece suite incorporating a shower attachment, partly tiled wall.



**BER Details:**

BER: F

BER No: 110223153

Energy Performance Indicator:

412.6 kWh/m²/yr**Outside****Garage** 8.6 x 2.4

Up and over door

Gardens

Large rear garden. Driveway to the front

Heating

Oil Fired Central Heating

INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS**CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK****CONDITIONS TO BE NOTED**

1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
3. All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail