



414 Oldpark Road, Belfast, BT14 6QF

Offers Over £289,950

- Meticulously presented double fronted red brick home
- Lounge and separate family room
- Sunroom
- Double glazing/Gas fired central heating
- Generous and enclosed garden to rear/Driveway to front
- 4 Bedrooms
- Modern shaker style fitted galley kitchen
- Modern shower room
- Garage
- Located close to excellent schools, shops and public transport facilities

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Beautifully maintained and immaculately presented, this attractive double fronted red brick residence offers generous family living in a desirable and convenient location. The property comprises four bedrooms and benefits from two versatile reception rooms, including a comfortable lounge and separate family room, ideal for modern family life. A stylish modern shaker-style fitted kitchen provides a practical yet elegant space for cooking and dining, complemented by a bright sunroom that enjoys views over the enclosed rear garden. The home also features a contemporary shower room, double glazing and gas fired central heating throughout. Externally, there is a driveway to the front leading to a garage, while the substantial rear garden offers a private and secure outdoor space perfect for families and entertaining. Situated close to excellent schools, local amenities, shops, and public transport links, this outstanding home combines comfort, space, and convenience.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Understairs storage, laminate wood flooring, PVC front door

Lounge

18'0 (MAX) X 10'0

Laminate wood flooring, electric fire

Family Room

16'4 x 10'1

Laminate wooden flooring

Modern Galley Kitchen

15'7 x 7'0

Modern galley kitchen with range of high and low level shaker style units, under unit lighting, built in fridge, built in dishwasher, built in washing machine, gas hob, stainless steel oven, stainless steel extractor fan, laminate wood flooring, breakfast bar, wall tiling, downlighters, single drainer stainless steel sink unit, mixer taps

Sunroom

15'9 9'0

Ceramic tiled flooring

Shower Room

Walk in shower unit with thermostatic controlled shower, rainwater effect shower head, glazed shower screen, vanity sink unit with mixer taps, low flush W/C, paneled walls, PVC paneled ceiling, downlighters, chrome heated towel rail

First Floor

Landing

Bedroom (1)

16'6 x 12'6

Laminate wooden flooring

Bedroom (2)

15'2 (MAX) x 9'0

Laminate wooden flooring

Bedroom (3)

12'3 x 7'1

Bedroom (4)

10'2 x 7'3

Laminate wooden flooring

Garage

15'9 x 15'7

Gas boiler, power and light, range of high and low level units, round edge worksurfaces

Outside

Front: Driveway, in lawn

Rear: Generous and enclosed garden to rear, two separate paved patio areas, plants, trees, shrubs and hedges, outside tap, outside light

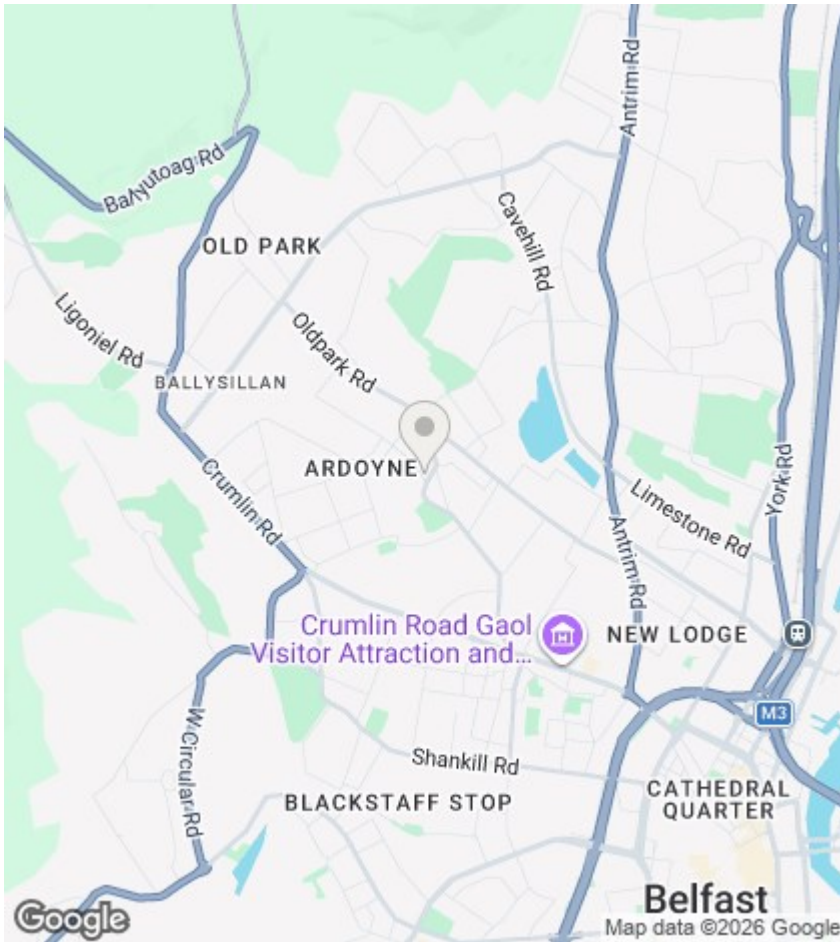
Disclaimers/ Additional information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

