

ULSTER PROPERTY SALES

# UPS

## ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**56 OAKMAN STREET,  
BELFAST, BT12 7BP**

**OFFERS AROUND £129,950**



A rare opportunity to purchase this newly refurbished extended mid-terrace home moments away from a wide range of local amenities and excellent transport links, including the Glider service, and within easy reach of the city centre as well as the wider motorway network, arterial routes and an abundance of amenities in Andersonstown, which include state-of-the-art leisure facilities, beautiful parklands and so much more!

This beautiful home now offers bright and airy stylish interiors, benefits from a higher-than-average energy rating (EPC C-71) and is offered for sale chain-free; the turnkey high-quality specification is briefly outlined below.

Two double bedrooms, both with newly laid carpets and freshly decorated; bedroom 1 also has a built-in robe.

On the ground floor there is a welcoming entrance porch that leads to a beautiful living room that has a newly laid floor, is freshly decorated and has a handy storage cupboard. There is access to a newly installed eye-catching fitted kitchen with a range of new appliances and spotlights, and it is open plan to a dining/entertaining space. Also on the ground floor is a rear utility space and an extended, newly installed luxurious white bathroom suite that has the bonus of a large, separate shower cubicle, decorative tiling, and spotlights.

Other qualities include a brand-new gas central heating system and uPVC double glazing, and the property has also had a new silicone damp-proof course to the ground floor and timber treatment, as well as a new separate water supply installed by NI Water with lead pipes replaced, providing improved efficiency, reliability, and peace of mind for years to come.

There is also a privately enclosed low-maintenance rear yard – compact yet spacious enough for outdoor dining with a table and chairs – and the property offers convenience to the Royal Victoria Hospital, St Mary's University College and Belfast Met, as well as the new multi-million-pound Grand Central Station.



## Key Features

- Newly refurbished and extended mid-terrace home moments away from a wide range of amenities.
- Welcoming entrance porch leading to a beautiful living room.
- Newly installed luxurious white bathroom suite with a large separate shower cubicle, decorative tiling and spotlights.
- New silicone damp-proof course to the ground floor and timber treatment. (20-year guarantee)
- Fresh stylish decoration throughout and only a short walk to the Royal Victoria Hospital, St Mary's University College and an abundance of amenities on the Falls Road.
- Two double bedrooms both with newly laid carpets.
- Newly installed eye-catching fitted kitchen with a range of new appliances open to the dining space.
- Brand new gas central heating system / UPVC double glazing / higher than average energy rating (EPC C-71)
- A new separate water supply installed by NI Water with lead pipes replaced the old one, improving efficiency.
- Excellent transport links along with the Glider service as well as proximity to the city centre, wider motorway network and arterial routes – viewing recommended for this turnkey home.



### GROUND FLOOR

Upvc double glazed front door to:

#### ENTRANCE HALL

Wooden effect strip floor.

#### LIVING ROOM

13'2 x 9'2

Wooden effect strip floor, storage cupboard.

#### NEWLY INSTALLED LUXURY KITCHEN

12'6 x 8'7

Range of high and low level units, single drainer sink unit, integrated dishwasher, integrated fridge and freezer, built-in hob and underoven, extractor fan, spotlights, open plan to dining space.

#### REAR HALLWAY / UTILITY

New gas boiler, spotlights.

#### NEWLY INSTALLED LUXURY WHITE

#### BATHROOM SUITE

Bath, large separate shower cubicle, thermostatically controlled sink unit, low flush w.c. wash hand basin with storage unit, chrome effect sanitary ware, beautiful partially tiled walls and floor, spotlights, extractor fan, chrome effect towel warmer.

### FIRST FLOOR

#### LANDING

Newly laid carpet.

### BEDROOM 1

12'6 x 10'7

Built-in robes, newly laid carpet.

### BEDROOM 2

12'6 x 8'9

Newly laid carpet.

### OUTSIDE

Privately enclosed rear yard.

















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9060 5200.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

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

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAVEHILL**  
028 9072 9270

**DONAGHADEE**  
028 9188 8000

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



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