



31 OAKLAND AVENUE

Belfast BT4 3BW

Offers Over
£330,000

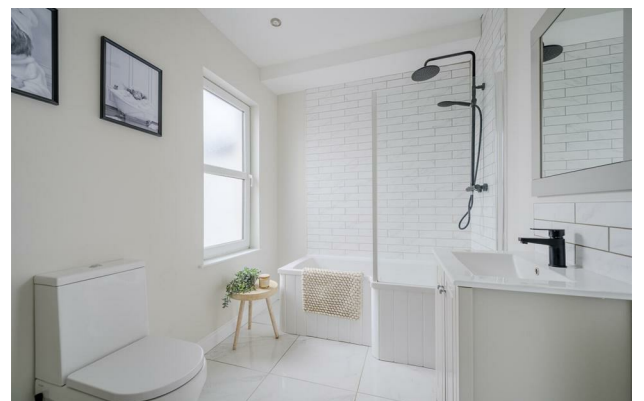


TOWNHOUSE | 4  | 2  | 2 

This beautifully presented red-brick period mid-terrace home occupies a prime position on the ever-popular Oakland Avenue, offering a superb blend of traditional character and contemporary living.

KEY FEATURES

- Beautifully presented red-brick period mid-terrace home located on the highly sought-after Oakland Avenue in East Belfast
- Exceptionally well-finished throughout, seamlessly blending original character with modern design and high-quality upgrades
- Bright and welcoming entrance hall with decorative tiled flooring and bespoke wall panelling
- Elegant bay-fronted reception room featuring a charming stove with exposed brick surround
- Stunning open-plan kitchen, dining, and living area forming the heart of the home, ideal for modern family life and entertaining
- Contemporary shaker-style kitchen with integrated appliances, ample storage, and a central peninsula with breakfast bar seating
- Striking panelled feature wall within the dining area, adding a distinctive and designer-inspired finish
- Separate utility room with additional storage and convenient ground floor WC, enhancing practicality
- Four well-proportioned bedrooms arranged over the upper floors, all finished to a high standard with excellent natural light
- Impressive principal bedroom with bay window aspect and modern ensuite shower room
- Versatile converted roof space offering additional bedroom, home office, or guest accommodation to suit a range of needs
- Fully enclosed, low-maintenance rear courtyard garden with paved patio and artificial lawn
- Pvc Double Glazing and Gas Heating



ROOM DETAILS

ENTRANCE

GROUND FLOOR

Entrance Hall:

Front Lounge:

12'1" x 11'1"

Open Plan Kitchen /
Dining / Living Area:

11'5" x 11'0" (Kitchen)

Dining / Living Area:

14'6" x 10'8" (Dining/Living
Area)

Downstairs WC and
Utility Area:

7'6" x 6'7"

Stairs to First Floor

Landing:

FIRST FLOOR

Dressing Room /

Bedroom Four:

7'6" x 7'4"

Bathroom:

Principal Bedroom:

14'6" x 12'1"

En Suite Shower Room:

Stairs to Second Floor:

SECOND FLOOR

Bedroom Two:

14'6" x 9'9"

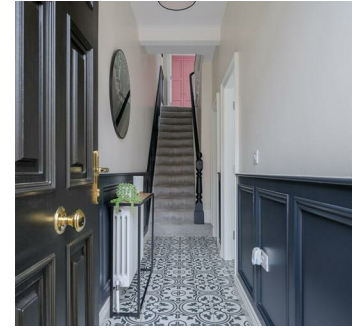
Bedroom Three:

11'0" x 8'10"

OUTSIDE

Rear Garden:

Outside to Front:



DIRECTIONS

Travelling along the Upper Newtownards Road, in the direction of Ballyhackamore, turn left onto Oakland Avenue. Number 31 is located on the right-hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



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		76	85
		EU Directive 2002/91/EC	

OUR BRANCHES

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