

77 Oldpark Avenue , Belfast, BT14 6HJ

Offers Over £110,000

A Spacious Extended Modernised Town Terrace In Ever Popular Location.

Holding a prime position within this ever popular and convenient location this extended modernised town terrace will have immediate appeal. The modern interior comprises 2 bedrooms, through lounge into bay, extended fitted kitchen with built-in high level oven and hob and modern bathroom in white suite. The dwelling further offers uPvc double glazed windows, pvc fascia and eaves, gas central heating and extensive use of wood laminate and ceramic floor coverings. The roof space storage and private hard landscaped rear with covered storage combines with the ideal position convenient to the many excellent local amenities with the City only a short commute - Early viewing is highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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	

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, Belfast, BT14 6HJ



- Extended Modernised Town Terrace
- 2 Bedrooms, Through Lounge
- Extended Fitted Kitchen
- Modern White Bathroom Suite
- uPvc Double Glazed Windows
- Pvc Fascia & Eaves
- Gas Central Heating
- Highest Prestentation
- Hard Landscaped Rear

Enclosed Entrance Porch

Pvc double glazed entrance door, ceramic tiled floor.

Entrance Hall

Vestibule door door, ceramic tiled floor, panelled radiator.

Lounge

11'5" x 9'10" into bay (3.48 x 3.01 into bay)
Double panelled radiator.

Double doors to:

Living Room

11'1" x 10'2" (3.39 x 3.11)
Wood laminate floor, double panelled radiator.

Kitchen

10'0" x 3'5" (3.07 x 1.06)
Single drainer stainless steel sink unit, extensive range of high and low level

units, formica worktops, built-under high level oven and ceramic hob, stainless steel splash back, integrated extractor fan, integrated dish washer, partly tiled walls, fridge/freezer space, ceramic tiled floor, under stairs storage, panelled radiator, pvc door to rear.

First Floor

Landing, access to roof space.

Bathroom

Fully tiled white bathroom suite comprising panelled bath, thermostatically controlled drench style shower, pedestal wash hand basin, low flush wc, tiled walls, panelled radiator, ceramic tiled floor.

Bedroom

9'8" x 8'5" (2.97 x 2.57)
Attractive fireplace, wood laminate floor, panelled radiator.

Bedroom

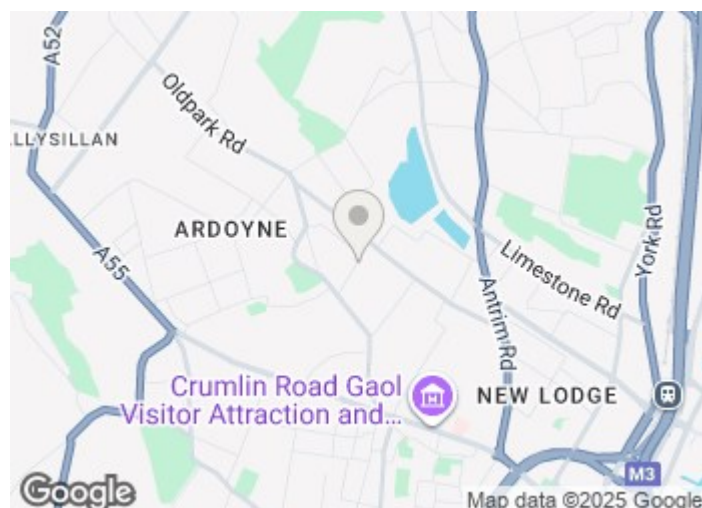
12'2" x 8'10" (3.73 x 2.71)
Exposed timber floor, full width built-in robes, panelled radiator.

Roof Space

Slingsby ladder, wood laminate floor, Velux style roof light, under eaves storage, panelled radiator.

Outside

Forecourt to front in artificial grass. Enclosed rear yard, covered storage, outside light and tap.



Directions



Floor Plan

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