



457 Oldpark Road , Belfast, BT14 6QT

Offers Around £235,000

A Handsome Substantial Red Brick Period Semi Detached Residence Holding A Prime Position Fronting On To The Oldpark Road.

A charming period residence of fabulous proportions modernised and maintained over the years to a good standard. The spacious interior comprises 5 bedrooms, 2 reception rooms with lounge into bay, fitted kitchen with dining area and family bathroom. The dwelling further offers gas fired central heating, uPvc double glazed windows excluding two and has benefited from a programme of improvement works in past years to include re-roofing in 2008.

Retaining much period detail throughout the property to include antique fireplaces, 4 panelled interior doors, picture rails and cornering the dwelling creates the perfect mix spacious family living with obvious potential and charming period detailing.

A detached garage and extensive rear garden heavily stocked in mature trees and shrubs add the finishing touches to this beautiful home which will appeal to all who view.

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	45	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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- Handsome Period Red Brick Semi Detached Villa
- 5 Bedrooms 2 Reception Rooms
- Fitted Kitchen With Dining Area
- Upvc Double Glazed Windows
- Gas Fired Central Heating
- Family Bathroom
- Reroofed 2008
- Much Period Detail Throughout
- Detached Garage
- Mature Rear Garden

Enclosed Entrance Porch

Upvc double glazed entrance door, original tiled floor, cornice ceiling.

Entrance Hall

Glazed vestibule door, exposed timber floor, panelled radiator, cornice ceiling, picture rail.

Lounge into Bay

16'4" x 12'7" (4.98 x 3.85)

Tiled fireplace, cornice ceiling, picture rail, exposed timber floor, panelled radiator.

Dining Room

12'5" x 13'5" (3.79 x 4.10)

Hardwood fireplace, tiled inset, gas fire.

Kitchen

13'4" x 9'3" (4.08 x 2.84)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel splash back, stainless steel canopy extractor fan, fridge/freezer space, plumbed

for washing machine, tall larder, tumble dryer space, partly tiled floor, upvc double glazed rear door,

Dining Area: panelled radiator, understairs storage.

First Floor

Landing, cornice ceiling.

Bathroom

White suite comprising panelled bath, pedestal wash hand basin, low flush wc, shower cubicle, electric shower, partly tiled walls, hotpress/copper cylinder.

Bedroom into Bay

16'10" x 16'0" (5.14 x 4.90)

Tiled fireplace, cornice ceiling, picture rail.

Bedroom

13'0" x 9'2" (3.97 x 2.81)

Cornice ceiling, panelled radiator.

Mezzanine Level

Landing.

Bedroom

9'8" x 9'2" (2.95 x 2.80)

Panelled radiator.

Second Floor

Landing

Bedroom

13'2" x 8'5" (4.02 x 2.58)

Panelled radiator.

Bedroom

15'10" x 12'5" (4.84 x 3.79)

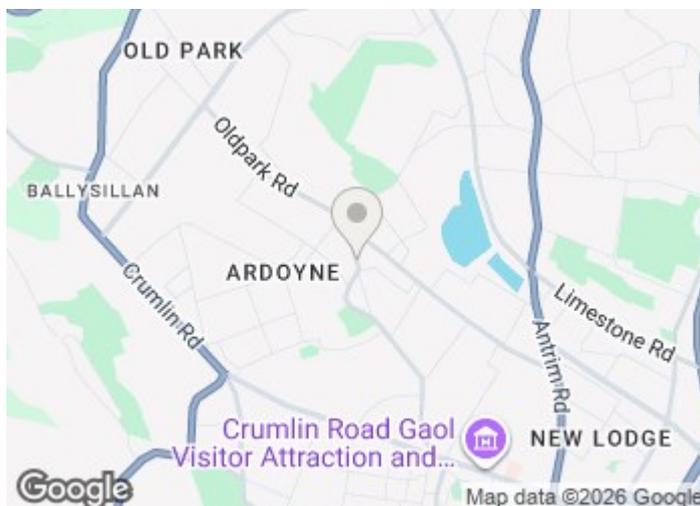
Panelled radiator, cast iron fireplace with tiled inset.

Outside

Gardens front and extensive rear in mature trees, shrubs and flowerbeds, stone chipping patio and enclosed rear yard, boiler house, gas boiler, outside wc,

Detached Wooden Garage

Driveway carparking bay.



Directions



Floor Plan

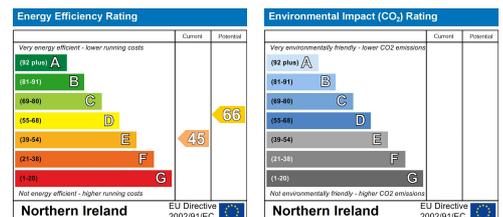
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Total Area: 150.3 m² ... 1618 ft²

All measurements are approximate and for display purposes only

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