

73 Oldpark Avenue , Belfast, BT14 6HJ

Offers Around £119,950

Spacious Well Presented Extended Town Terrace Within This Popular Residential 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 under oven and ceramic hob with dining area to include uPvc patio doors to rear and contemporary white bathroom suite. The dwelling further offers uPvc double glazed windows, pvc fascia and eaves, gas central heating and extensive use of wood laminate coverings. Floored roofspace flooded with natural light and private deck rear garden 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		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	

73 Oldpark Avenue

, Belfast, BT14 6HJ



- Spacious Well Presented Extended Town Terrace
- Extended Kitchen
- Upvc Double Glazed Windows
- 2 Bedrooms
- Contemporary White Bathroom Suite
- Floored Roofspace
- Through Lounge Into Bay
- Gas Central Heating
- Private Decked Rear Garden

Entrance Hall

Upvc double glazed entrance door, wood laminate floor.

Through Lounge Into Bay

23'1" x 9'6" (7.04 x 2.90)

Attractive fireplace, wood laminate floor, double panelled radiator, understairs storage.

Extended Kitchen

13'11" x 13'7" (4.26 x 4.16)

Bowl and 1/2 stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven, ceramic hob, fridge/freezer

space, plumbed for washing machine, larder cupboard, ceramic tiled floor, partly tiled walls, double panelled radiator, uPvc patio doors to rear.

First Floor

Landing, built-in storage.

Bathroom

Contemporary white bathroom suite comprising panelled bath, electric shower, wash hand basin, low flush wc, featured radiator, ceramic tiled floor, pvc walls.

Bedroom

9'7" x 8'5" (2.93 x 2.57)

Wood laminate floor, panelled radiator.

Bedroom

10'11" x 8'11" (3.35 x 2.74)

Built-in mirrored robes, wood laminate floor, cornice ceiling.

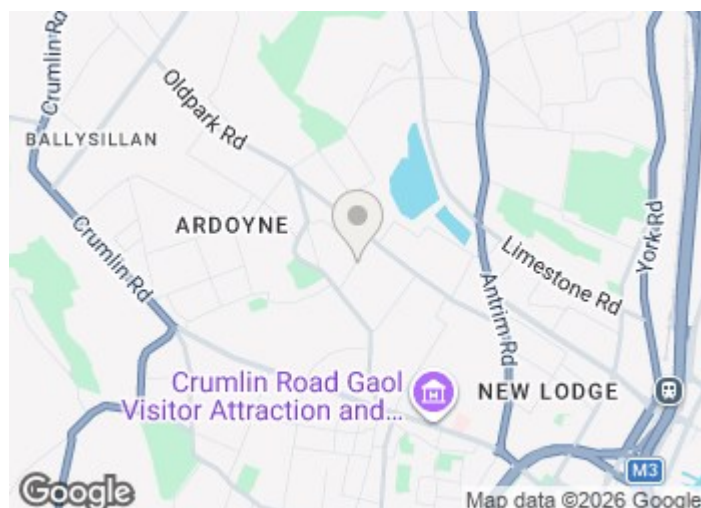
Floored Roofspace

10'8" x 7'8" (3.27 x 2.34)

Velux window, panelled radiator, understairs storage

Outside

Enclosed forecourt. Private decked rear yard.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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