



**NICHOLAS**  
RESIDENTIAL



## 684 Oldpark Road

Belfast BT14 6QN

Asking price £169,950

This is a great opportunity to purchase an extended red brick semi detached property in a highly regarded location in North Belfast.

Holding a prime main road position fronting this most popular section of the Oldpark Road this attractive period red brick semi detached villa has been extended and modernised throughout. Internally the dwelling comprises 2 bedrooms, 2 plus reception rooms with extended lounge, modern fitted kitchen with built-in under oven and hob and contemporary white bathroom suite. The dwelling further offers uPvc double glazed windows, utility room with furnished cloakroom, superb roof space, gas central heating and extensive use of recessed lighting.

A detached garage with obvious potential and private gardens with driveway combine with the most convenient location to make this a home worthy of your immediate attention.

Rates £695.49 per year.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

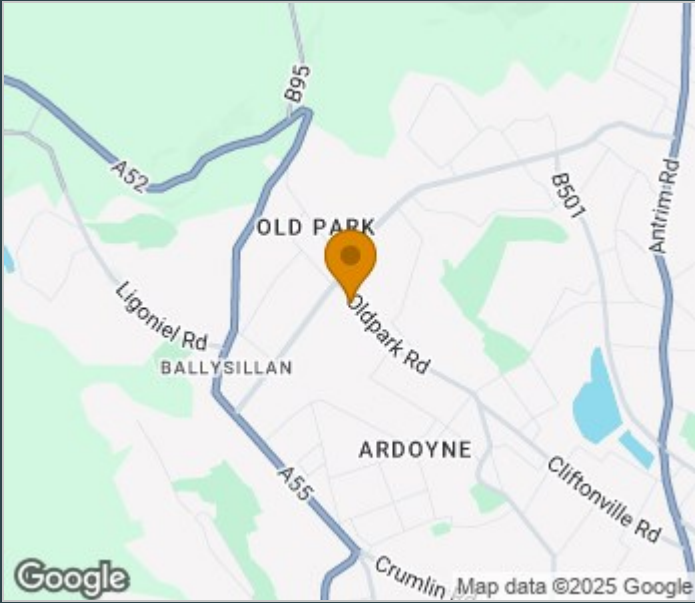
- Extended and Modernised Semi Detached Property
- Two Plus Reception Rooms
- Modern Fitted Kitchen Open Plan To Living Area
- Utility Room With WC
- Two Double Bedrooms
- White Three Piece Bathroom Suite
- Spacious Attic & Gas Fired Central Heating
- Detached Garage
- Generous Driveway For Off Street Parking
- Private Garden Area To The Rear





## Area Map

## Energy Efficiency Graph



### 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>                            |                            |           |
| (55-68) <b>D</b>                            | 56                         | 62        |
| (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<br>2002/91/EC |           |



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