



Oakdene Parade,
Guide Price £125,000



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Oakdene Parade, Sydenham, Belfast

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Situated within a very popular and hugely convenient area of Sydenham is this attractive red brick mid terrace property. Having been renovated within the last 5 years this fine home offers bright and beautifully presented accommodation throughout, perfect for those seeking their first home. Of particular note is the large rear garden area, a rare commodity to have within this immediate location. Local shops, regular public transport links, parks and churches are all within walking distance whilst both the highly regarded Belmont and Ballyhackamore Villages are close by. Belfast City Centre and George Best Belfast City Airport are also easily accessible. Early inspection is encouraged. **KEY FEATURES** Attractive Red Brick Mid Terrace Property Lounge Open Plan To Dining Area Stunning Grey Matt Fitted Kitchen Three Bedrooms Modern White Bathroom Suite GFCH uPVC Double Glazed Windows And Doors Enclosed Yard To Rear And Attached Garden Beyond No Onward Chain uPVC Fascia Soffits And Guttering Bright And Beautifully Presented Accommodation Many Day To Day Amenities And Attractions Are Close By Belfast City Centre And Surrounding Towns Are Easily Accessible Early Internal Inspection Is Advised

COVERED ENTRANCE PORCH

uPVC front door with glazed inset to...

ENTRANCE HALL

Under stairs storage. Laminated wooden flooring.

LOUNGE OPEN PLAN TO DINING AREA

6.12m x 2.95m (20'1" x 9'8")

Ample dining area. Recessed spotlighting. Laminated wooden flooring.

STUNNING GREY MATT FITTED KITCHEN

5.31m x 1.80m (17'5" x 5'11")

One and 1/4 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with stainless steel door furniture and formica work surfaces. Integrated four ring electric hob and built in oven with integrated extractor hood. Space for fridge / freezer. Plumbed for washing machine. Built in storage with gas fired boiler. Recessed spotlighting. Laminated wooden flooring. uPVC door to enclosed rear garden.

FIRST FLOOR

BEDROOM ONE

2.97m x 2.72m (9'9" x 8'11")

BEDROOM TWO

2.97m x 2.72m (9'9" x 8'11")

BEDROOM THREE

1.98m x 1.73m (6'6" x 5'8")

LUXURY WHITE BATHROOM SUITE

Comprising panelled bath with chrome dual mixer tap. Thermostatically controlled shower unit with telephone hand shower. Shower screen. Pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. PVC panelled walls and ceiling. Recessed spotlighting. Extractor fan. Chrome heated towel rail.

LANDING

Access to roof space via slingsby ladder.

OUTSIDE

Forecourt to front. Enclosed yard to rear. Attached garden area beyond.



For full EPC please contact the branch



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		