

# Property People™

# FOR SALE



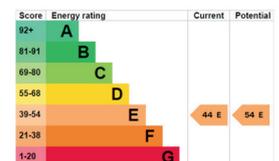
## 96 Oldpark Avenue

Belfast, BT14 6HJ

Offers from **£115,000**

### Features

- Well located Mid-Terrace Property
- 4 Generous Sized Bedrooms
- Separate Dining Room
- Enclosed rear yard
- Popular and convenient location
- Heating: Oil
- EPC: E44/ E54



## Features

- Great potential for first time buyer or investment
- Spacious accommodation provided throughout
- 4 Generous sized bedrooms
- Enclosed Driveway to Front of the Property
- Oil fired central heating & double glazing
- On street car parking
- Chain free - no ongoing chain!

## Property Information

Listed for sale this spacious mid terrace property that would be well located within a convenient and popular area of North Belfast.

Oldpark Avenue located off the Cliftonville Road is well positioned, being close to many amenities along the Antrim Road and is also well set for those commuting into Belfast City Centre or further afield.

Internally the property consists of an entrance hallway, a bright and spacious living room and a separate dining room. A fitted kitchen with a range of high and low level units and integrated appliances.

On the first floor you have a family bathroom, two bedrooms and on the second floor a further two bedrooms. Externally to the front you have on street car parking and to the rear you have a privately fully enclosed yard, ideal for outdoor barbeques and entertaining. The property would further benefit from double glazing, oil fired central heating and a chain free sale!

Viewing is highly recommended to fully appreciate this spacious property has to offer. For further information please contact Property People on 028 9074 7300 or to arrange a viewing visit our website on [www.propertypeopleni.com](http://www.propertypeopleni.com).





## Room Measurements

- ENTRANCE HALLWAY - 3.18M (10'5) X .95M (3'1)
- LIVING ROOM - 4.06M (13'4) X 2.88M (9'5)
- DINING ROOM - 3.3M (10'10) X 3.14M (10'4)
- KITCHEN - 3.36M (11'0) X 1.88M (6'2)
- BATHROOM - 2.39M (7'10) X 1.86M (6'1)
- BEDROOM 2 - 3.32M (10'11) X 2.55M (8'4)
- BEDROOM 3 - 3.33M (10'11) X 4.08M (13'5)
- BEDROOM 4 - 3.32M (10'11) X 2.56M (8'5)

**Nicolaus Stewart**

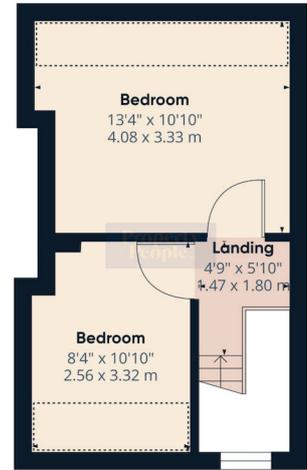
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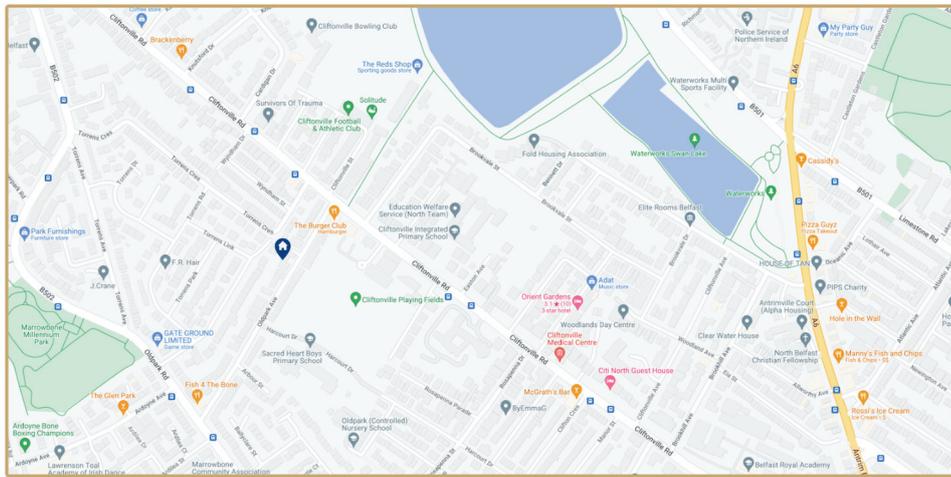
# Ground Floor

# 1st Floor

# 2nd Floor



Floor 1



**Clough Valley**  
 24 Main Street  
 Agher  
 BT77 OBD  
 028 8556 9209

**North & West Belfast**  
 223 Antrim Road  
 Belfast  
 BT15 2GY  
 028 9074 7300

**South & East Belfast**  
 122 Lisburn Road  
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