




## 14 ORANMORE STREET, SPRINGFIELD ROAD, BELFAST, CO ANTRIM, BT13

### 2RU

A very unique opportunity to acquire an impressive mid town house that has been maintained and freshly presented throughout while offering substantial family living accommodation difficult to find in todays market. Four generous, well appointed, bright bedrooms. One comfortable reception room with feature bay window. Luxury fitted kitchen open to a casual dining area. White bathroom suite with further shower suite. Upvc double glazed windows/ newly fitted Composite entrance door / gas fired central heating system. Downstairs cloakroom / w.c. Private, secure rear garden. Feature double gates to rear to enclosed driveway. Superb doorstep convenience within easy walking distance of Schools / Shops / Transport links via the Springfield Rd and Falls Road. Excellent, fresh, youthful presentation throughout. A huge home with an abundance of family living qualities on offer in an established residential location. This home will not disappoint, well worth a visit.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive	

## OFFERS AROUND £179,950



# 14 ORANMORE STREET, SPRINGFIELD ROAD, BELFAST, CO ANTRIM, BT17 2DII

## Key Features

- Impressive mid town house that has been maintained and freshly presented throughout.
- One comfortable reception room with feature bay window.
- White bathroom suite with further shower suite.
- Gas fired central heating.
- Private, secure rear garden / driveway and car parking to rear.
- Four generous, well appointed bedrooms.
- Luxury fitted kitchen open to a casual dining area.
- Upvc double glazing / Feature composite front door
- Downstairs cloakroom.
- Excellent, fresh presentation throughout.





## GROUND FLOOR

### ENTRANCE PORCH / HALL

Feature composite entrance door to;

### LOUNGE

17'7 x 12'3

Bay window, wooden effect strip floor.

### LUXURY KITCHEN / DINING AREA

18'6 x 10'1

Range of high and low level units, formica work surfaces, gas boiler, single drainer modern sink unit, plumbed for washing machine, 4 ring hob / oven.

### DOWNSTAIRS W.C

Low flush w.c, wash hand basin, tiling.

## FIRST FLOOR

### BEDROOM 1

11'9 x 9'2

Wooden effect strip floor.

### BEDROOM 2

11'3 x 10'3

Wooden effect strip floor, build-in slide robes.

### LUXURY SHOWER SUITE

Low flush w.c, pedestal wash hand basin, thermostatically controlled shower unit, shower facility.

## SECOND FLOOR

### BEDROOM 3

13'3 x 12'3

## BEDROOM 2

12'5 x 11'7

Built-in slide robes.

### WHITE BATHROOM SUITE

Panelled bath, pedestal wash hand basin, pedestal wash hand basin, low flush w.c, tiling.

### OUTSIDE

Enclosed and private to rear, feature double gates to driveway, enclosed car parking. Feature paving and flagging, railings and pedestrian gate.



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BT17 2DII**















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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Dean on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 16830051**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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