



140 Oldpark Road , Belfast, BT14 6QA

Offers Around £130,000

A Spacious Modern Constructed Town House Holding A Prime Corner Site With Off Street Carparking

A fabulous opportunity to purchase a modern constructed town house fronting onto this most popular sections of the Oldpark Road. The spacious interior comprises 3 bedrooms, superb lounge, fitted kitchen incorporating built-in oven and ceramic hob, integrated fridge freezer with dining area and modern white bathroom suite complete with electric shower. The dwelling further offers downstairs furnished cloakroom, single glazed windows, gas central heating, extensive use of wood laminate floor coverings and has been maintained to an excellent standard over the years. Off street car parking and a most convenient location with local shopping, churches and the city a short distance away makes this an opportunity not to be missed - 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

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- Unique Modern Constructed Town Terrace
- Gas Fired Central Heating
- Highly Regarded Location
- 3 Bedrooms Spacious Lounge
- Downstairs Furnished Cloakroom
- Low Outgoings
- Fitted Kitchen With Dining Area
- Superb Corner Site
- Classic White Bathroom Suite

Entrance Hall

Mahogany entrance door, wood laminate floor, panelled radiator.

Study Area

Lounge

16'3" x 11'4" (4.96 x 3.46)

Attractive fireplace, double panelled radiator, wood laminate floor, dado rail.

Kitchen

16'3" x 12'2" (4.96 x 3.73)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and ceramic hob, integrated extractor fan, plumbed for washing machine, integrated fridge/freezer, panelled radiator.

Dining Area

Under stairs cloaks

Rear Lobby

Furnished Cloakroom

White suite comprising wash hand basin, low flush wc, panelled radiator.

First Floor

Landing, built-in storage.

Bathroom

White suite comprising shower cubical, electric shower, pedestal wash hand basin, low flush wc, 1/2 panelled walls, panelled radiator.

Bedroom

12'4" x 10'5" (3.76 x 3.19)

Wood laminate floor, panelled radiator, concealed gas boiler, built-in room.

Bedroom

14'4" x 8'0" (4.39 x 2.45)

Panelled radiator.

Bedroom

11'3" x 8'6" (3.45 x 2.60)

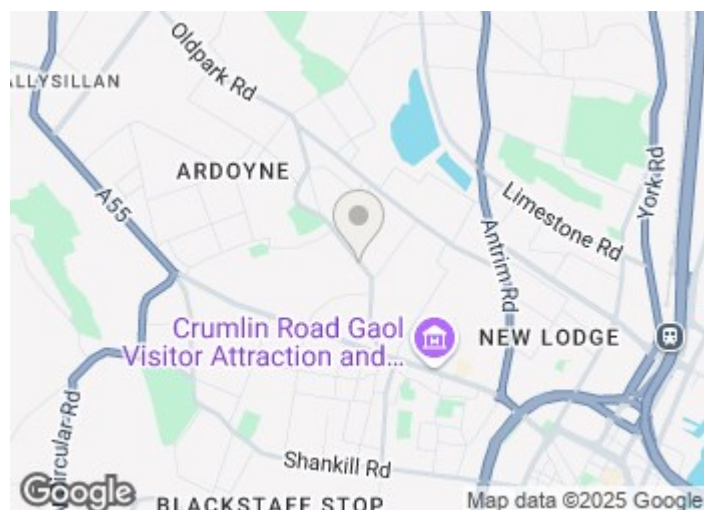
Panelled radiator.

Outside

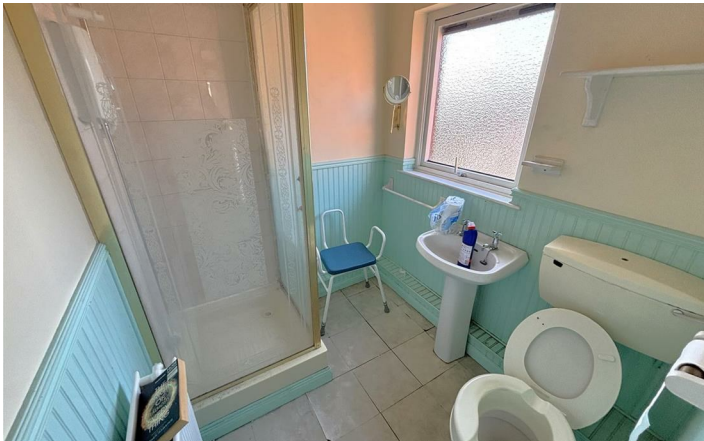
Hard landscaped gardens front and rear in patio areas.

Carparking

Double gates driveway. Ample carparking



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

