



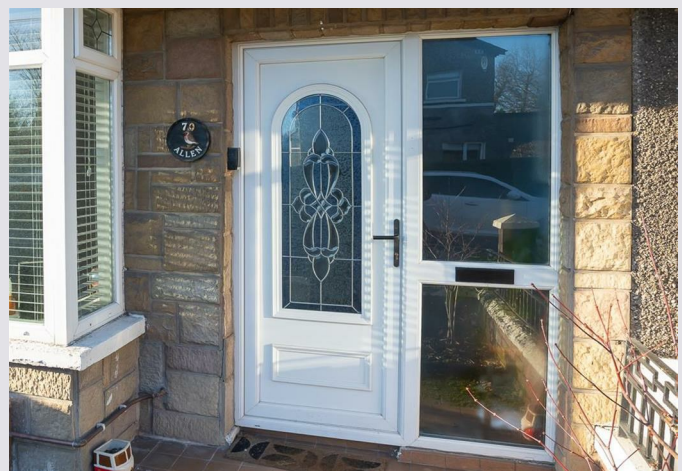
Oakland Avenue  
Belfast, BT4 3BX

Offers over £199,950



## *Oakland Avenue, Belfast*

HMK Property is delighted to introduce No.70 Oakland Avenue to the sales market. This beautiful two bed mid- terrace has been extensively renovated in recent years. On the ground floor there is a bright entrance hall complete with original tiled flooring, leading directly to a tastefully decorated open plan living /dining room, with a large bay window overlooking the front of the property, herringbone wood flooring, glass panel double doors leading to a spacious open plan kitchen with casual dining area. This slick kitchen with ample storage space, integrated appliances, herringbone flooring, velux window and recess spotlights is truly the heart of the home. Just off the kitchen is a useful utility/store room. On the first floor there are two excellent bedrooms, both tastefully decorated with luxurious carpet and large uPVC picture windows filling both bedrooms with natural light. Furthermore there is a modern shower suite, complete with corner shower with chrome 'Drencher', low flush toilet and separate vanity unit with sink. To the front of the property there is ample on street parking and to the rear there is a large enclosed garden, partially laid in lawn and paved patio area. No.70 Oakland Avenue will appeal to a wide range of potential purchasers. To arrange a viewing of this beautiful home contact HMK Property on 02890397712.



HMK Property 8 Grand Parade, Belfast, BT5 5HH

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## *The facts you need to know...*

- Attractive 2 bed mid terrace property
- Spacious open plan living dining area with feature bay window
- Useful utility/store room
- Modern shower suite- with corner shower with chrome 'drencher'
- Walking distance to Belmont Village and Ballyhack
- Undergone extensive renovations to include a full re-wire and installation of gas heating
- A slick modern kitchen with casual dining area- direct access to large rear garden
- Two excellent bedrooms
- Large garden to the rear, with patio area.
- Ideal home for F.T.B or young professional









*The property comprises...*

## **GROUND FLOOR**

Leading to..

### **ENTRANCE HALL**

A welcoming entrance hall with original tiled flooring, skirting boards, cornice ceiling, recess spotlights, and storage cupboard under stairs

### **LIVING DINING**

22'2" x 9'8"

A bright, airy living dining room with dual aspect windows, to include a large bay window and glass panel double doors which fills the space with the room with natural light, stylish herringbone wood flooring, and skirting boards.











## *The property comprises...*

### **KITCHEN/CASUAL DINING**

15'5" x 9'1"

A slick kitchen, with casual dining space overlooking a large rear garden. This sociable space offers a wide range of high and low level storage solutions, along with integrated appliances to include electric hob with single oven under, partially tiled walls, herringbone wood flooring throughout, velux window, space for washing machine, along with direct access to separate utility space and to the rear garden and patio area.

### **UTILITY SPACE**

A useful utility/storage cupboard with original terracotta tiled flooring with dual access via the kitchen and entrance hall.

### **FIRST FLOOR**

Carpeted landing leading to..







## *The property comprises...*

### **SHOWER ROOM**

A modern shower suite with corner shower with chrome shower head, partially tiled walls, tiled flooring, low flush W/C along with 'floating' vanity unit with sink.

### **MAIN BEDROOM**

14'4" x 10'0"

A large master bedroom, with dual aspect windows overlooking the front of the property, and skirting boards.

### **BEDROOM TWO**

9'6" x 8'7"

A good size double bedroom with uPVC double glazed window overlooking the rear garden, and skirting.

### **OUTSIDE**

To the front of the property there is ample on street parking and a small paved area and pathway leading to the front door. At the rear of the house there is a substantial garden, partially laid in lawn with patio area, perfect for outdoor dining during the summer months.











# Additional Information

No 70 Oakland Avenue is situated just off Dundela Avenue, just a few minutes walk from the vibrant Belmont Village and Ballyhackamore, with a host of local amenities and excellent transport on your doorstep. Given the quality of the finish throughout the property early viewing is recommended.

Need to sell or buy ? Contact Hannah Kennedy today on 02890 397712 to arrange a free property valuation.

## ENERGY EFFICIENCY RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

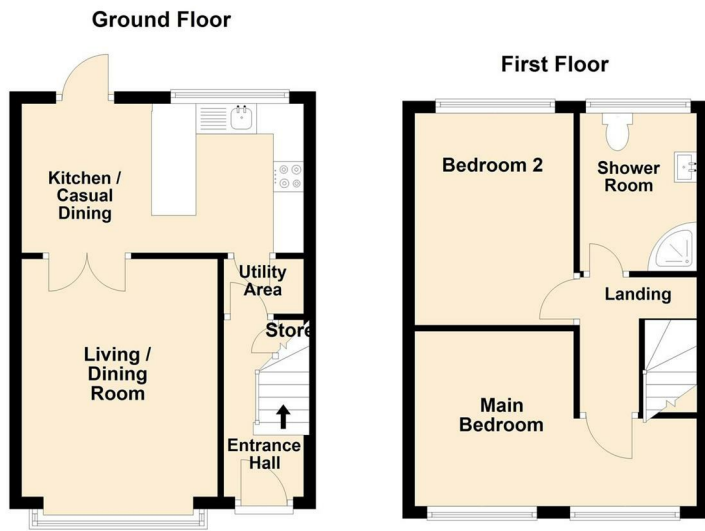
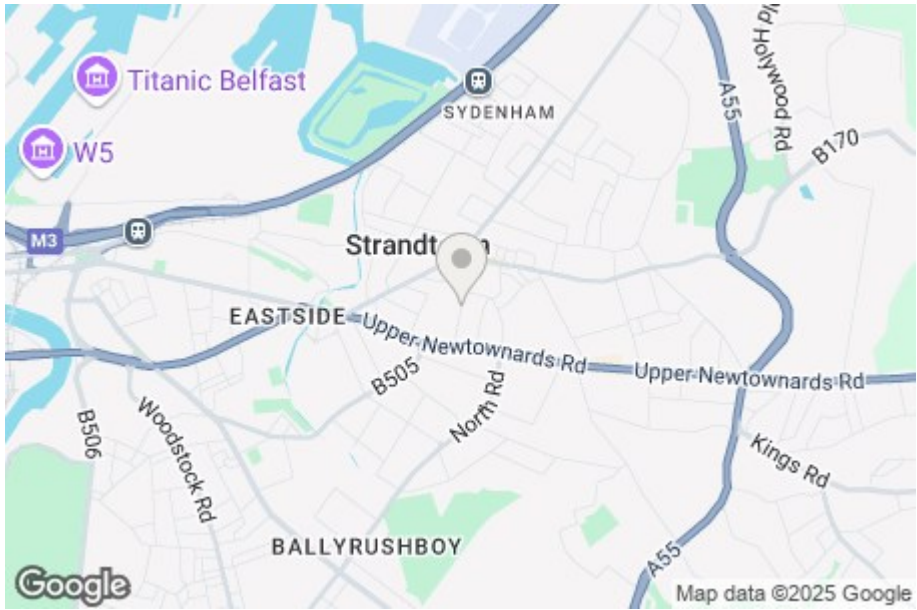
## VIEWING

By appointment with HMK Property



## Location

Travelling along Dundela Avenue, towards the Holywood Road Oakland Avenue is on the left hand side of the road, after the 'Dundela Flats'. No.70 is on the right hand side of the road.



70 Oakland Avenue, Belfast



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