



686 Oldpark Road, Belfast, BT14 6QN

Offers Over £149,950

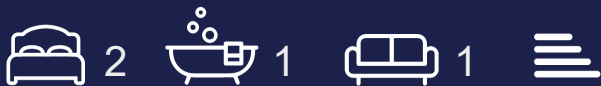
- Semi detached villa in sought after residential location in North Belfast
- 2 Bedrooms
- Spacious lounge
- Bathroom with white suite
- Double glazing in uPVC frames
- Gardens front and rear laid in lawn
- Modern fitted kitchen
- Gas fired central heating
- Fully floored roof space
- Garage/car parking space

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Situated on the ever-popular Oldpark Road in North Belfast, this attractive two-bedroom semi-detached home offers comfortable, modern living in a highly convenient location. The property boasts a spacious and welcoming lounge, perfect for relaxing or entertaining guests. The fitted kitchen comes complete with integrated appliances.

Upstairs, there are two bedrooms (one enjoying impressive views of Cavehill). A contemporary bathroom with a white suite completes the accommodation.

Externally, the property benefits gardens laid in lawn front and rear. Conveniently located close to a range of local schools, shops, and excellent public transport links, this home is perfectly positioned for easy city access. Beautifully presented throughout, this property is ready to move into and enjoy.



Council Tax Band:



ENTRANCE PORCH

ENTRANCE HALL

Laminate wood floor. Under stair storage. Gas fired boiler.

LOUNGE

22'8" x 9'6"

Into bay: Laminate wood floor. Through to:

KITCHEN

11'9" x 6'5"

at widest points: Range of high and low level units. Single drain stainless steel sink unit with mixer tap and vegetable basin. Inlaid hob unit with double under oven. Stainless steel extractor fan. Integrated fridge freezer. Integrated dishwasher. Round edge work surfaces.

FIRST FLOOR

LANDING

Access to fully floored roof space.

BEDROOM (1)

11'5" x 9'5"

Built in robes. Laminate wood floor. Views of Cavehill.

BEDROOM (2)

9'5" x 8'4"

Built in robes.

BATHROOM

White suite. Panelled bath with mixer tap and telephone hand shower. Electric controlled shower with attachment. Pedestal wash hand basin. Low flush WC. Heated towel rail. Tiling. Extractor fan.

OUTSIDE

Front: Laid in lawn, bounded by hedging. Car parking.

Rear: Laid in lawn, bounded by hedging.

GARAGE

Garage - presently divided. Light and power.

Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their

condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

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	