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406 Oldpark Road, Belfast, BT14 6QF









- Three Storey Family Home
- 6 / 7 Bedrooms
- 2 Receptions
- Priced to Allow Modernisation / Investment Opportunity
- Ground Floor Wet Room & First Floor Bathroom
- Single Storey extension to rear
- Large Private Rear Garden
- Gloss White Fitted Kitchen
- Popular Convenient Location
- Part PVC Double Glazing / Gas Central Heating

PRICE Offers Over £139,950

Situated with direct frontage onto the popular Oldpark road, Belfast, within walking distance of local shops, schools and public transport. This large extended three storey property requires modernisation and will ideally suit investors / builders looking for their next investment opportunity. The property has 7 bedrooms over three floors, 2 receptions, 2 bathrooms and is mostly double glazed. Externally there is an extensive rear garden and the central heating is gas. Priced to sell an early viewing is recommended.

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: **(028) 9446 6777**

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel : **(028) 9334 0726**

ACCOMMODATION

GROUND FLOOR
PVC double glazed front door with leaded glass inset and fan light into entrance porch with tiled floor into:

ENTRANCE HALL
With laminate flooring. Stairwell to first floor.

LOUNGE 13'1" x 10'9"
Laminate flooring.

FAMILY ROOM 12'5" x 11'1" at max
Feature full height exposed brick fireplace. Under stairs storage.

KITCHEN 14'1" x 7'6"
Equipped with a range of high and low level gloss white fitted units with contrasting work surfaces. Glass display cabinet. Composite sink unit with swan neck mixer tap. Oven with separate four ring electric hob and overhead extractor fan with pull out hood. Plumbed for dishwasher. Part tiled walls. Hard wood door to rear yard.

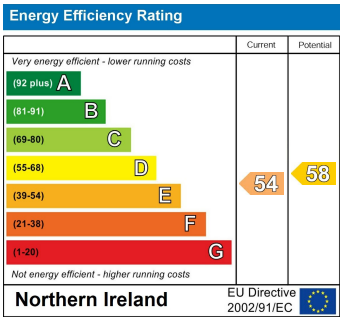
BEDROOM 7 8'4" x 5'9"
Laminate flooring. Hard wood door to rear. Gas Boiler.

GROUND FLOOR WET ROOM 8'4" x 5'6"
Wet room styled bathroom with open shower area, pedestal wash hand basin and a button flush WC. Part tiled walls. Tiled floor.

HALF LANDING

BATHROOM
Bath, pedestal wash hand basin and low flush w.c. Part tiled walls.

FIRST FLOOR



BEDROOM 1 15'5" x 13'5"
Dual window aspect.

BEDROOM 3 9'10" x 9'6"

BEDROOM 4 9'10" x 7'2"

SECOND FLOOR

BEDROOM 2 15'5" x 11'9"

BEDROOM 5 10'2" x 9'6"

BEDROOM 6 9'10" x 7'6"

OUTSIDE
Hard landscaped, low maintenance garden to front. Ramp for accessibility.
Large private garden to rear, in grass and screened by fence and mature hedgerow. Paved patio area.

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

The Mortgage Shop
You Talk. We Listen.
T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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