

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



33 OAKLAND AVENUE, BELFAST, BT4 3BW

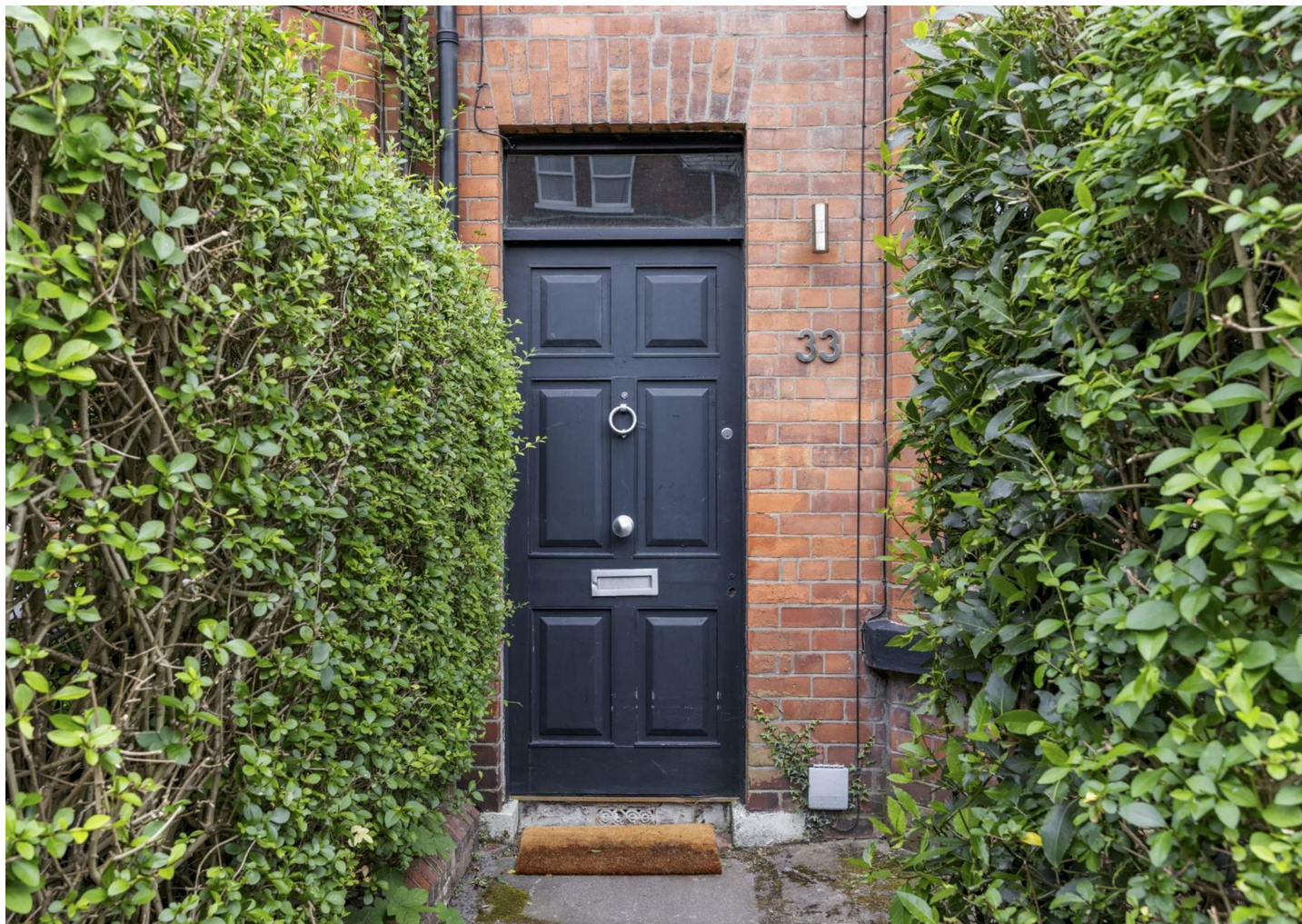
OFFERS AROUND £249,950

An attractive red brick terrace house on the much sought after Oakland Avenue, within walking distance to Ballyhackamore and it's vast range of amenities, an excellent property which has been renovated to a high standard over recent years.

The accommodation comprises of an attractive solid Oak wood floor throughout both the entrance hall, lounge and dining room. The lounge further boasts an attractive hole-in-wall fireplace with a silestone hearth, full length feature radiator and bay window. Furthermore, the lounge opens up to a generous dining room with feature silestone bench seating and store under stairs. The kitchen comprises attractive range of white gloss units with oiled Oak handles, and silestone worktops with splashback. The kitchen further benefits from a built-in oven with ceramic hob, integrated fridge freezer, integrated dishwasher, and ceramic tiled flooring.

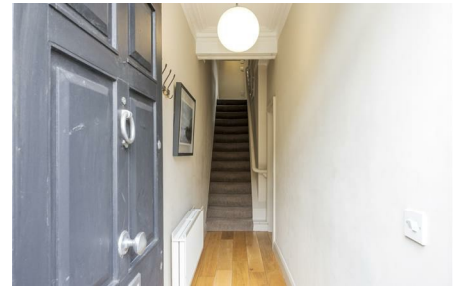
Overall the accommodation includes four bedrooms, two well proportioned bedrooms on the first floor, including master with bay window. Luxury white bathroom finished with Jura marble tiled walls and flooring, comprising modern white suite with inset bath and built-in shower over, range of built-in cupboards with mirrored doors above sink, chrome feature radiator and recessed spotlighting. The second floor includes the further two bedrooms, one with dormer window and the other with velux window and recessed spotlighting. Further benefits include oil fired central heating and Scandinavian Pine double glazed windows.

The outside includes an enclosed rear garden with paved yard leading to garden area laid in pebblestones and patio. Other benefits include an attached brick store/utility to the rear with Belfast sink and plumbing for washing machine. Situated in a much sought after residential area, this deceptively spacious family home is within walking distance to many of East Belfast's popular schools and restaurants, and offers easy access to main arterial routes into Belfast city centre.



Key Features

- Excellent Red Brick Terrace Property In A Popular Location
- Modern Kitchen With A Range Of Integrated Appliances
- Luxury Bathroom Suite With Jura Marble Tiled Walls & Flooring
- Enclosed Rear Garden With Patio Area & Brick Store
- Lounge With Fireplace And Bay Window, Open To Dining Room
- Four Bedrooms Across Two Floors, Master With Bay Window
- Oil Fired Central Heating & uPVC Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Solid Oak wood flooring.

Lounge

12'0 x 10'0

(into bay) Attractive hole in wall fireplace with Silestone hearth, full length feature radiator, solid Oak wood flooring, archway to:

Dining Room

11'0 x 10'0

Silestone bench seating with concealed lighting. Solid Oak wood flooring. Store understairs.

Kitchen

10'0 x 6'1

Attractive range of high and low level white gloss units with oiled Oak handles and Silestone worktops and splashback. 1 1/2 bowl single drainer ceramic sink unit with mixer tap, built-in under oven, ceramic hob, integrated extractor hood, integrated fridge freezer, integrated dishwasher, full length feature radiator, ceramic tiled flooring.

First Floor

Landing

Bedroom 1

14'0 x 12'0

(into bay)

Bedroom 2

10'0 x 8'1

Bathroom

Modern white suite comprising bath with tiled panelling and built-in shower, shower screen, wash hand basin with mixer tap, low flush WC, built-in cupboard with mirrored doors, chrome feature radiator, Jura marble tiled walls and flooring, recessed spotlighting, extractor fan.

Second Floor

Landing

Bedroom 3

14'0 x 9'0

Dormer window.

Bedroom 4

9'0 x 6'0

(average) Large velux window. Recessed spotlighting.

Outside

Small front garden with hedging. Enclosed rear garden with paved yard leading to garden laid in pebble stone and centre patio area. Painted boundary fence. Outside tap. Oil storage tank..

Brick Store/Utility

6'1 x 5'0

Oil fired boiler. Belfast sink with mixer tap. Plumbed for washing machine. Part tiled walls, tiled flooring.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

33 Oakland Avenue

| 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 | 41 | 55 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC | |

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 our mortgage advisor on 028 9047 1515.

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.

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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