

## 29 Oakley Street , Belfast, BT14 8BL

**Offers Over £85,000**

Superb Opportunity to Purchase an Extended Town House Set Within A Cul De Sac Position

A superb opportunity to purchase an extended mid terrace set within a cul de sac location with the city a short distance away. The interior comprises 2 bedrooms, 1 reception room, fitted kitchen and extended classic white bathroom to ground floor. The dwelling offers gas central heating, uPvc double glazed windows and exterior doors, and has been maintained to an excellent standard over the years.

With excellent local shopping, public transport and low outgoings this is the perfect starter home or investment opportunity alike - 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			
		52	69
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 29 Oakley Street

, Belfast, BT14 8BL



- Extended Mid Terrace
- Fitted Kitchen Built-in Oven & Hob
- Gas Central Heating
- Close To The City
- Cul De Sac Position
- Extended Classic White Bathroom
- Low Out Goings
- 2 Bedrooms Lounge
- Upvc Double Glazed Windows
- Well Maintained

## Entrance hall

## Lounge

13'2" x 12'0" (4.03 x 3.66)

Hole in wall gas fire with concealed boiler, under stair storage, panelled radiator.

## Kitchen

12'1" x 6'11" (3.70 x 2.13)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktop, built-in under oven and ceramic hob, extractor fan, plumbed for washing machine,

fridge/freezer space, partly tiled walls, ceramic tiled floor, panelled radiator.

## Rear Lobby

## Extended Bathroom

Modern white suite comprising panelled bath, shower screen, telephone hand shower, pedestal wash hand basin, low flush Wc, fully tiled walls, chrome radiator.

## First Floor

Landing

## Bedroom

11'10" x 7'1" (3.62 x 2.16)

Panelled radiator.

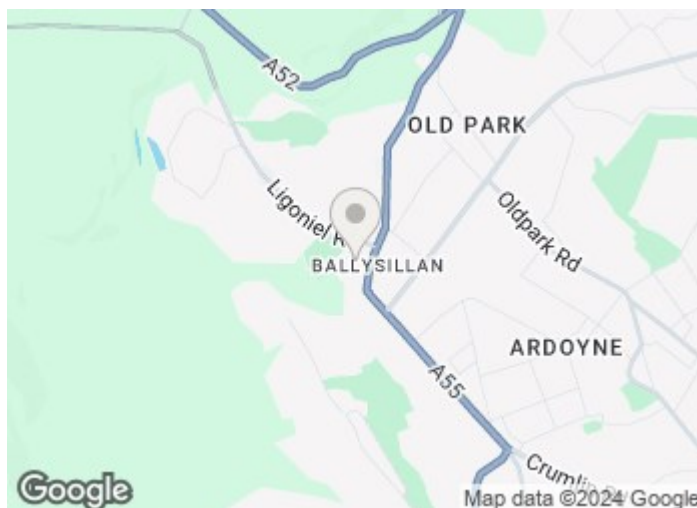
## Bedroom

11'9" x 10'7" (3.59 x 3.23)

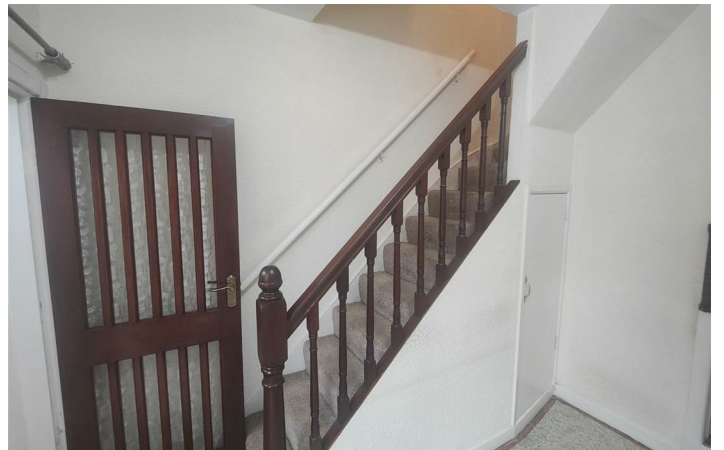
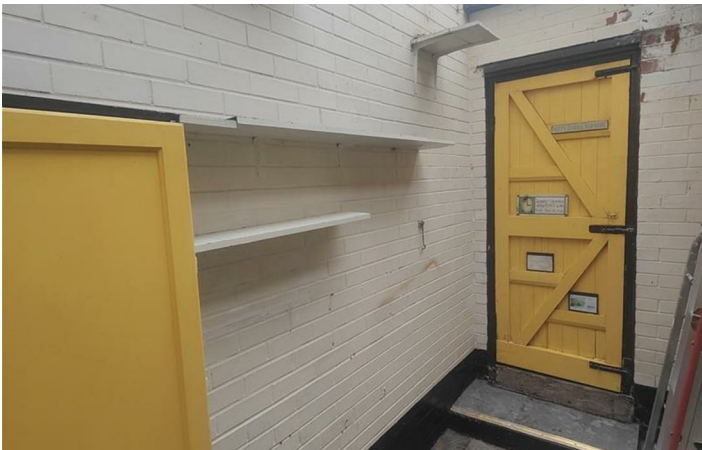
Hot press, panelled radiator.

## Outside

Enclosed rear yard.

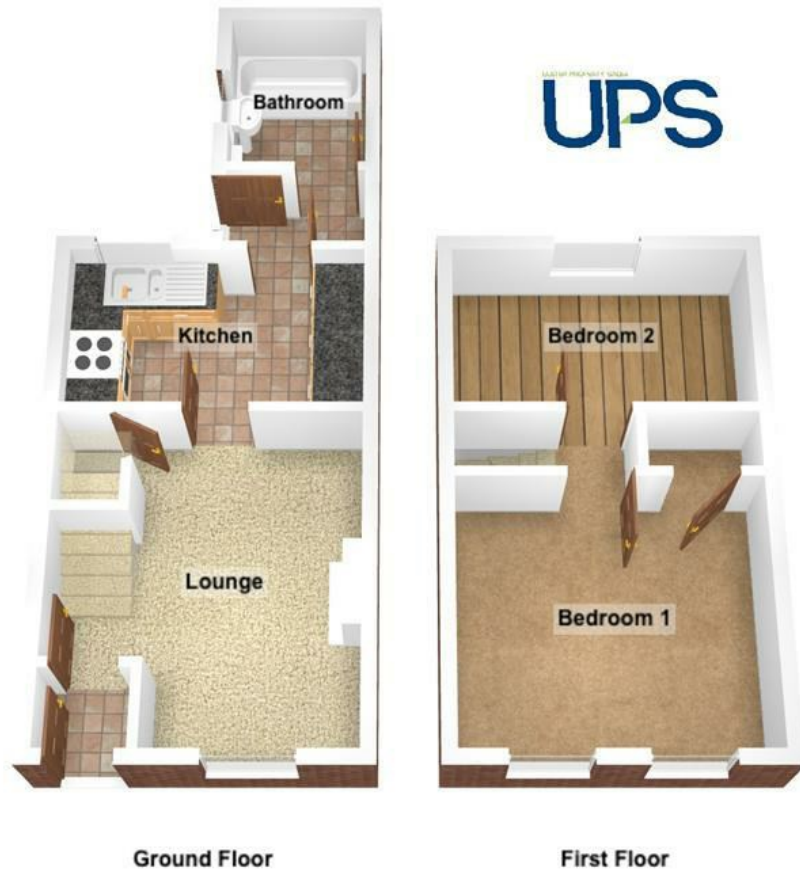


## Directions



# Floor Plan

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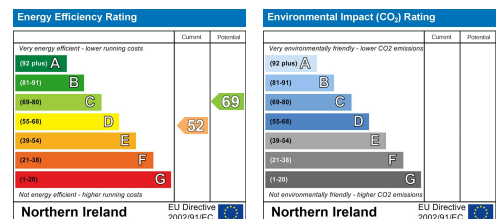
Ground Floor

First Floor

Total Area: 47.0 m<sup>2</sup> ... 506 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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



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