

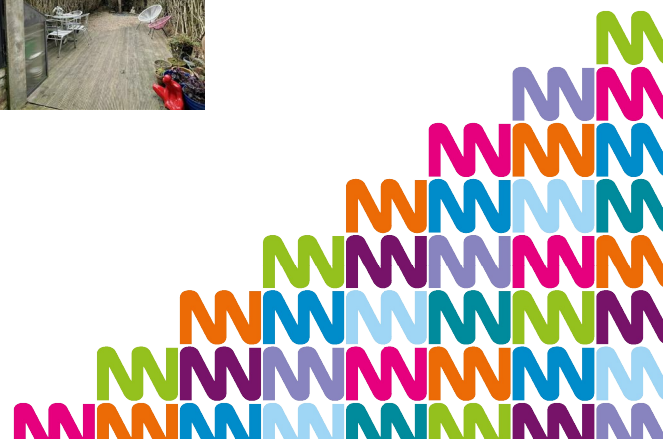
34 Oakland Avenue
 Belfast
 BT4 3BX

£1,300 PCM

- Beautifully Presented Townhouse
- Four Spacious Bedroom
- Two Large Reception Rooms
- Enclosed Rear Garden Area
- Gas Heating
- Centrally Located
- EPC - F31
- Close proximity to great local schools
- Available Mid October 2024
- To request an application form, please email aobheann@quinnestateagents.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Welcome to 34 Oakland Avenue, Belfast - a charming terraced house located in the heart of Upper Newtownards Road. This delightful property boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 4 cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

The character of this house shines through, offering a warm and inviting atmosphere that is sure to make you feel right at home. The gas heating ensures that you'll stay toasty during the colder months, creating a snug environment for you and your family to enjoy.

Located in a family-friendly neighbourhood, this property is ideal for those looking for a peaceful and welcoming community to be a part of. Whether you're looking to rent a new family home or simply seeking a change of scenery, 34 Oakland Avenue has all the makings of a wonderful abode.

Application Process

An application form can be downloaded from our website. We would advise you to fill this out at your earliest convenience and email it through to our lettings team on downpatrick@quinnestateagents.com - alternatively you can leave a copy into our Downpatrick Branch.

At Quinn we do not charge a tenant an application charge.

Housing Benefit or DHSS

Each application will be considered on an individual basis, we encourage you to fill in the application as thoroughly as possible & seek advice from your local housing authority if you need clarity on what you are entitled to.

Rates

The landlord pays the rates for this property.

Pets

Pets can come with an increased risk of damage to the property - for that reason pets will not be accepted at this property.



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For any enquiry relating to this property, please contact

Aoibheann Dagens

auibheann@quinnestateagents.com
07710308955

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com

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Estate Agents

quinnestateagents.com

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.