



497 Oldpark Road , Belfast, BT14 6QU

**Offers In The Region Of
£139,950**

A Fabulous Opportunity To Purchase An Extended And Extensively Refurbished Period Mid Terrace Holding A Superb Position On This Popular Section Of The Oldpark Road.

Holding a superb position within walking distance of the many amenities offered by the Oldpark and Cliftonville Roads this extended and refurbished home will have immediate appeal. The spacious interior comprising 3 bedrooms, 2 reception rooms, lounge into bay extended modern fitted kitchen and bathroom in modern white suite. The dwelling further offers gas central heating, upvc double glazed windows, kitchen with dining area and has benefited from a program of improvement works to include reroofing. Excellent sized walled rear garden combines with the most convenient location to make this the ideal starter home.

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	

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- Extended Period Town Terrace
- The Most Convenient Location
- 3 Bedrooms 2 Reception Rooms
- Extended Fitted Kitchen
- Modern White Bathroom Suite
- Gas Central Heating
- Upvc Double Glazed Windows
- Extensive Rear Garden
- Reroofed

Enclosed Entrance Porch

Upvc double glazed entrance door.

Entrance Hall

Panelled radiator.

Lounge into Bay

13'11" x 12'2" (4.25 x 3.71)

Panelled radiator.

Living Room

12'11" x 10'11" (3.95 x 3.34)

Bow window, panelled radiator.

Extended Kitchen

24'8" x 17'4" (7.54 x 5.30)

Single drainer stainless steel sink unit extensive range of high and

low level units, formica worktop, cooker space, stainless steel canopy extractor fan, fridge freezer space, plumbed for a washing machine, partly tiled walls, upvc double glazed rear door, recessed lighting.

First Floor

Airing cupboard

Bedroom

8'5" x 6'9" (2.59 x 2.06)

Panelled radiator.

Bathroom

Modern white suite comprising shower cubicle, thermostatic controlled shower unit, vanity unit,

low flush wc, part pvc panelled walls, panelled radiator.

Bedroom

14'2" x 11'4" (4.34 x 3.46)

Range of built-in mirrored slider robes, concealed gas boiler, panelled radiator.

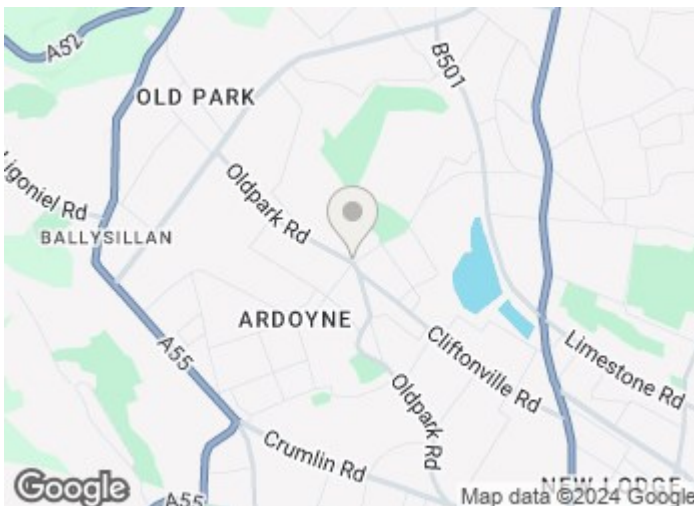
Bedroom

11'8" x 9'10" (3.56 x 3.00)

Panelled radiator.

Outside

Front forecourt in hard landscaping, walled rear garden hard landscaped with rear access.



Directions



Floor Plan

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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