



# 52 OAKDENE PARADE

Belfast, BT4 1LB

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*Offers around* **£115,000**



MID TERRACE | 3  | 1  | 1 

We are delighted to bring to the market this three-bedroom mid-terrace property located in the ever sought after Sydenham area of East Belfast and is within walking distance of the bustling Belmont Road.

## KEY FEATURES

- Ease of Access for the City Commuter to Belfast City Centre, Hollywood and Bangor
- Within the Catchment Area to a Range of Local Primary and Grammar Schools
- Three Well Proportioned Bedrooms
- Open Plan Living and Dining Space with Dual Aspect Windows
- Excellent Additional Built in Storage
- Fitted Kitchen with Ample Space for Casual Dining
- Fitted Bathroom with White Suite
- Enclosed Private Rear Yard
- UPVC Double Glazing Throughout
- Oil Fired Central Heating
- No Onward Chain
- Ideally Suited to the Young Professional, Investors or First Time Buyers Alike





## ROOM DETAILS

### *Ground Floor*

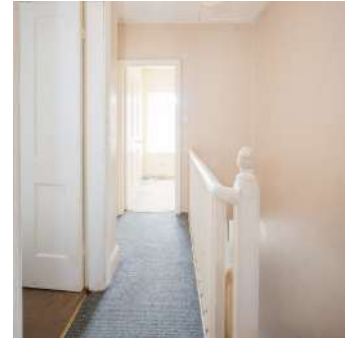
- Reception Hall
- Living/Dining Room  
19'10" x 10'
- Kitchen  
12'6" x 6'10"

### *First Floor*

- Landing
- Bedroom One  
10'2" x 10'
- Bedroom Two  
9'8" x 8'9"
- Bedroom Three  
6'4" x 6'2"
- Bathroom

### *Outside*

- Concrete Yard to Rear
- Access to Oil Boiler and Oil Tank
- Rear Access Gate for Bins



## DIRECTIONS

*Travelling along Connsbrook Avenue in the direction of Belfast City Centre, turn right onto Oakdene Parade. No 52 is on the left hand side*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	40	60
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

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