



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

70 Oakdene Parade,  
Belfast,  
County Antrim, BT4

Asking Price: £134,950

 Reeds Rains

reedsrains.co.uk



70 Oakdene Parade, Belfast, County Antrim, BT4

**Asking Price: £134,950**

EPC Rating: D

We are delighted to present to the open market this attractive mid terrace property.

Internally the property benefits from bright accommodation comprising two bedrooms, spacious through lounge dining room, kitchen and bathroom with white suite. Further benefits include enclosed yard to rear, gas central heating and double glazed windows and doors.

The property enjoys excellent convenience to a wide range of amenities to include Belmont Village and its many day to day amenities and public transport links for city commuting via both road and rail.

This property we have no doubt will create an early interest when presented to the open market. Ideally suitable for a first time buyer or investor alike, early consideration to view is strongly recommended.

#### **Accommodation**

uPVC double glazed front door to entrance hall, laminate wooden floor, under stairs storage.

#### **Spacious Through Lounge Dining Room**

20'1" x 14'8" (6.12m x 4.47m)

Hole in wall fireplace with tiled hearth, laminate wooden floor, ample dining area.

#### **Kitchen**

13'9" x 6'4" (4.2m x 1.93m)

Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces, tiled splash back, plumbed for washing machine, built in oven and four ring

hob, extractor fan, stable door to rear yard.

#### **First Floor**

##### **Landing**

Fixed staircase to roof space, fully floored, light, power, velux window, under eaves storage.

##### **Bedroom One**

10'2" x 8'3" (3.1m x 2.51m)

Built in robe, gas boiler, laminate wooden floor.

##### **Bedroom Two**

9'6" x 9' (2.9m x 2.74m)

#### **Bathroom**

White suite, panelled bath with mixer taps, thermostatically controlled shower with overhead drencher, pedestal wash hand basin with mixer taps, dual flush close coupled WC, half wood panelled walls, chrome heated towel rail.

#### **Outside**

Front garden in loose stones.

Enclosed yard to rear.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favco NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.