



## 52 Omeath Street, Woodstock Road, Belfast, BT6 8ND

**Asking Price £119,950**

Omeath Street is found in the ever popular South East area of Belfast and connects directly onto the Woodstock Road. With an excellent selection of primary and post primary schools, shops, cafés and parks all found close by, all your daily needs are never far away. Belfast city centre is also within walking distance and public transport links can be found at the end of the street on the Woodstock road giving easy access to all areas of Belfast and the surrounding areas.

The property itself is a traditional red brick, mid-terrace home and comprises of two good sized bedrooms, lounge open to dining area, large fitted kitchen and spacious white bathrooms suite on the first floor. In addition to this, the property also benefits from gas fired central heating and upvc double glazing throughout.

Having been maintained to a good level throughout and chain free, this is an excellent purchase for a first time buyer and or investor looking to step onto the property ladder. Viewings are available now on request.

- Red Brick Mid-Terrace Home
- Lounge open to Dining Area
- White Bathroom Suite
- Upvc Double Glazing
- Chain Free Sale
- Two Good Sized Bedrooms
- Modern Fitted Kitchen
- Gas Fired Central Heating
- Convenient Location close to selection of Schools, Shops and Public Transport links
- Excellent First Time Purchase and /or Investment

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	67
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

### Entrance Hall

Glazed upvc front door with fan light opens onto entrance hall with laminate flooring

### Lounge Area 9'6" x 10'7" (2.90m x 3.23m)



Lounge open to dining area with bay window and cast iron fireplace with tiled inserts and wooden surround. Laminate flooring.

### Dining Area 9'9" x 10'11" (2.98m x 3.35m)



Laminate flooring. Access to under stair storage.

### Modern Fitted Kitchen 7'9" x 14'9" (2.38m x 4.50m)

Spacious fitted kitchen with a selection of upper and lower level units complete with formica worktops, integrated stainless steel sink with drainer and overhead extractor fan. Plumbed for washing machine. Part tiled walls and tile effect vinyl flooring. Glazed upvc door opens onto enclosed rear yard.

### First floor

### Bedroom 1 13'1" x 10'11" (4.00m x 3.35m)



Spacious double bedroom with laid carpet

### Bedroom 2 11'1" x 7'10" (3.38m x 2.40m)



### Landing Area



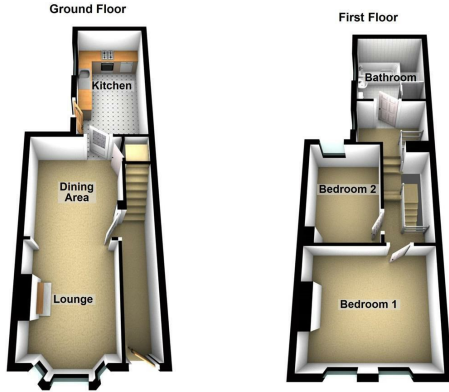
Spacious landing with access to gas boiler.

### White Bathroom Suite 9'1" x 7'9" (2.79m x 2.37m)



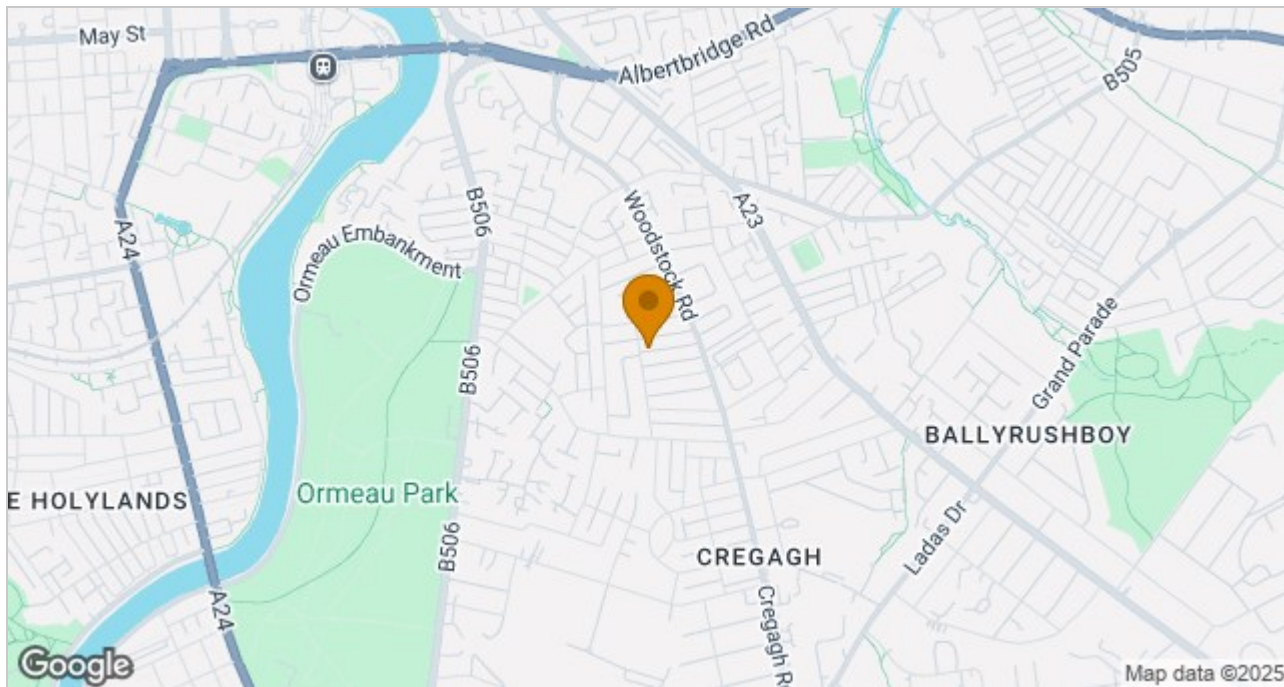
**White bathroom suite comprising of low flush w.c, pedestal wash hand basin, panelled bath and corner shower cubicle. Part tiled walls and tile effect vinyl flooring.**

# Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

# Area Map



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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