

537 Oldpark Road , Belfast, BT14 6QU

**Offers In The Region Of
£259,950**

Handsome Extended And Modernised Substantial Period Semi Detached Residence Holding A Prime Corner Site

A charming period residence of fabulous proportions modernised and extended to the highest standard. The extended interior comprises 5 bedrooms, 3 reception rooms two into bays, integrated modern fitted kitchen incorporating twin built-in high level ovens, ceramic hob, integrated fridge /freezer plus island unit with breakfast bar and contemporary white bathroom suite. The dwelling further offers en-suite shower room to master bedroom with extensive range of built-in mirrored slide robes, gas central heating, uPvc double glazed windows, extensive use of wood strip and ceramic floor coverings and has benefited from a programme of improvement works in past years to include re-roofing.

Retaining much period detail throughout the property to include antique fireplaces, 4 panelled interior doors, picture rails and corning the dwelling creates the perfect mix modern family living with charming period detailing.

A detached garage and excellent corner site add the finishing touches to this superb 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	41	42
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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- Handsome Extended Period Semi Detached Villa
- Upvc Double Glazed Windows
- Modern Luxurious White Bathroom Suite
- Highly Regarded Residential Location
- 5 Bedrooms 3 Reception Rooms
- Gas Central Heating
- Detached Garage
- Stunning Integrated Kitchen
- Principal Bedroom With En-suite Shower Room
- Mature Corner Site

Enclosed Entrance Porch

Mahogany glazed entrance door, corniced ceiling, glazed fanlight.

Entrance Hall

Glass vestibule door, panelled radiator, corniced ceiling.

Lounge Into Bay

14'4" x 11'8" (4.37 x 3.58)

Attractive hardwood fireplace, wood burning stove, solid wood strip floor, picture rail, corniced ceiling.

Living Room Into Bay

12'11" x 12'0" (3.96 x 3.66)

Wood strip floor, double panelled radiator.

Extended Kitchen

15'3" x 13'0" (4.65 x 3.96)

Bowl and a half single drainer sink unit, extensive range of high and low level units, granite work top, Island unit with breakfast bar, twin built-in ovens, ceramic hob , stainless steel canopy extractor fan, plumbed for washing machine, tumble dryer integrated fridge/freezer, tall larder and broom cupboards. Partly tiled walls, porcelain tiled floor, panelled radiator, recessed lighting.

Extended Dining Room

18'5" x 8'3" (5.61 x 2.51)

Double panelled radiator, pine ceiling, recessed lighting.

First Floor

Landing, corniced ceiling.

Bathroom

Modern white suite with chrome fittings comprising panelled bath, telephone hand shower, shower cubicle, thermostatically controlled shower unit, vanity unit with, low flush wc, fully tiled walls, recessed lighting, ceramic tiled floor. Hot press, chrome radiator.

Bedroom

11'11" x 10'2" (3.63 x 3.10)

Cast iron fireplace, panelled radiator, picture rail, corniced ceiling.

Bedroom into Bay

14'4" x 14'2" (4.39 x 4.34)

Extensive range of built-in mirrored slide robes. 3 double panelled radiators.

En-Suite Shower Room

White suite with chrome fittings comprising

shower cubicle, electric shower, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor.

Mezzanine Level

Bedroom

15'8" x 8'1" (4.78 x 2.46)

Cast iron fireplace.

Bedroom

11'10" x 10'0" (3.63 x 3.07)

Double panelled radiator, cast iron fireplace.

Bedroom

16'7" x 11'11" (5.05 x 3.63)

Panelled radiator.

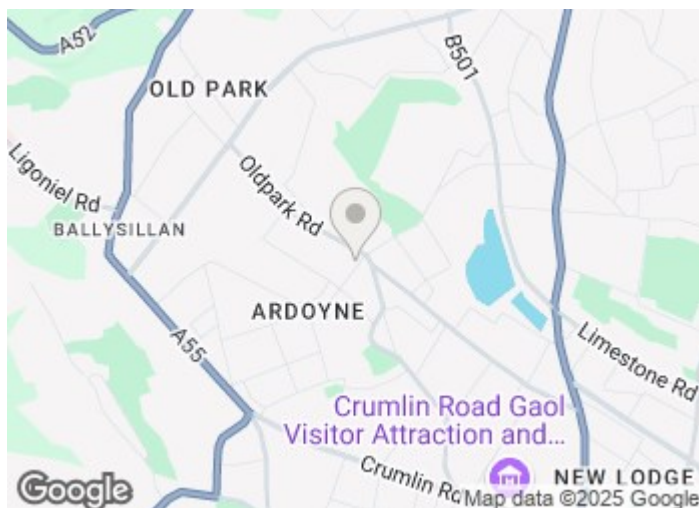
Detached Garage

19'0" x 10'8" (5.79 x 3.25)

Roller shutter door, light and power.

Outside

Gardens front in artificial grass with mature hedging shrubs and flower beds side path and rear in patio, outside light and tap.



Directions



Floor Plan

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