



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

70 Onslow Parade, Belfast, County Antrim, BT6

Guide Price: £215,000

Reeds Rains

reedsrains.co.uk

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Guide Price: £215,000

EPC Rating: E

Onslow Parade is a highly regarded and much admired residential address that offers excellent convenience to a wide range of amenities and attractions.

The excellent shopping facilities on the Cregagh Road, local parks, regular public transport links and Forestside Shopping Centre and Retail Park are all close to hand.

In addition, this superb location falls within the catchment area to a superb selection of schooling for all ages & Belfast City Centre and the surrounding towns are easily accessible for those who commute daily.

The property itself has been extended on the ground floor and benefits from excellent off street car parking, detached garage and easy to maintain enclosed garden area to rear.

Internally will require general modernisation / upgrading however has been priced accordingly to allow for the necessary improvements.

A fantastic opportunity for a wide range of prospective buyers - early inspection comes strongly recommended.

Covered Entrance Porch

Outside light. Solid wooden front door with double glazed side panel to...

Entrance Hall

Downstairs Dual Flush W/C

Vanity unit with inset sink and dual mixer tap. PVC panelled walls. Extractor fan.

Lounge

12'4" x 9'8" (3.76m x 2.95m)

Into 1/2 bay window. Ceiling rose.

Family Room Open Plan To Dining Area

27'1" x 9'5" (8.26m x 2.87m)

Original fireplace with electric fire inset and wooden surround. Ample dining area. Picture window. uPVC door to enclosed rear garden.

Fitted Kitchen

15'7" x 5'8" (4.75m x 1.73m)

One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with wood effect work surfaces. Space for cooker and integrated extractor hood. Plumbed for dishwasher. Space for fridge. Built in larder cupboard. Breakfast bar. Concealed strip lighting. Partly tiled walls. Wooden door to enclosed rear garden.

First Floor

Bedroom One

11'5" x 7'7" (3.48m x 2.3m)

Wall to wall built in wardrobes.

Bedroom Two

10'5" x 8'6" (3.18m x 2.6m)

Bedroom Three

6'9" x 6'9" (2.06m x 2.06m)

Bathroom

White suite comprising panelled bath with chrome dual mixer tap. Thermostatically controlled shower unit. Folding shower screen. Pedestal wash hand basin with chrome mixer tap. Low flush w/c. Fully tiled walls. Hotpress with lagged copper cylinder & storage above. Access to roof space.

Outside

Well tended garden area to front in lawn and shrubbery. Ample driveway car parking for multiple cars. Side access. Enclosed private easy to maintain garden to rear bordered by hedging in lawn and paved patio area. Outside

tap / light. uPVC oil tank.

Detached Garage

17'1" x 9'6" (5.2m x 2.9m)

With up and over door. Light and power. Plumbed for washing machine. Space for tumble dryer.

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To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering

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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.