



ULSTER PROPERTY SALES

UPS

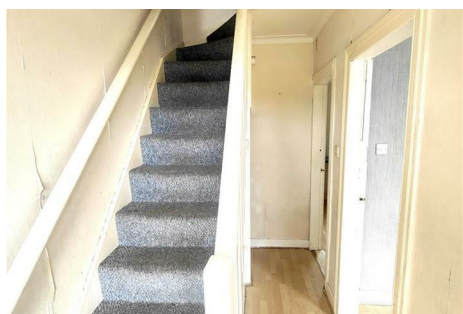
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



345 Oldpark Road , Belfast, BT14 6QS

**Offers In The Region Of
£89,950**

Red Brick Mid Terrace Holding Position Within This Ever Popular Residential Location Over looking Blacks Mountain.

A fabulous opportunity to purchase a red brick mid terrace holding a superb position with open aspect to front within this ever popular location requiring some improvement works. The interior comprises 3 bedrooms, lounge into bay, open plan kitchen with dining and white bathroom suite. The dwelling further offers gas fired central heating and is ideally suited to the young married couple or investor alike combing low outgoings with a most convenient location making this an opportunity not to be missed.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	
65	70	
Northern Ireland		EU Directive 2002/91/EC

345 Oldpark Road , Belfast, BT14 6QS



- Attractive Red Brick Mid Terrace
- Originally 3 Bedrooms 2 Reception Rooms
- Open Plan Kitchen Dining
- Upvc Double Glazed Windows
- Gas Central Heating
- White Bathroom Suite
- Low Outgoings
- Investment Opportunity
- Requires Modernisation

Entrance Hall

Upvc double glazed entrance door, panelled radiator, wood laminate floor, understairs storage.

Lounge

12'2" x 10'4" (3.73 x 3.16)

Into bay, fireplace with tiled inset, wood laminate floor.

Kitchen/Dining

14'7" x 10'3" (4.45 x 3.14)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven and

ceramic hob, extractor fan, fridge/freezer space, plumbed for washing machine, ceramic tiled floor.

Dining Area

Panelled radiator, wood laminate floor, upvc double glazed rear door, concealed gas boiler.

First Floor

Bathroom

White suite comprising panelled bath, pedestal wash hand basin, low flush wc, partly tiled walls.

Bedroom

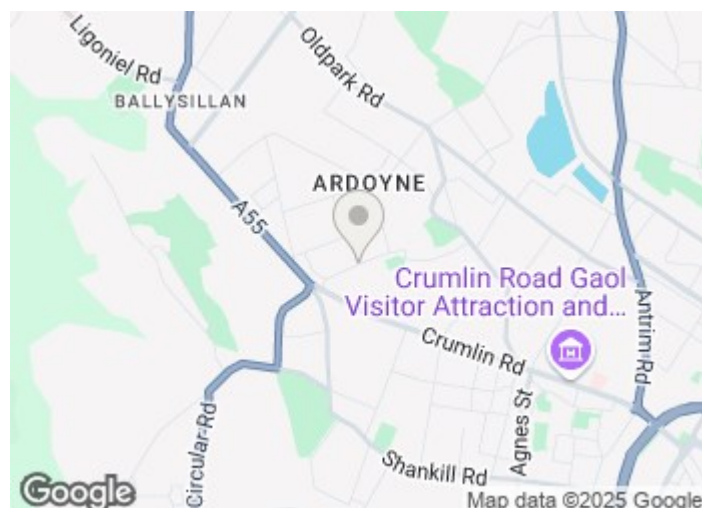
10'2" x 10'0" (3.10 x 3.05)
Panelled radiator.

Bedroom

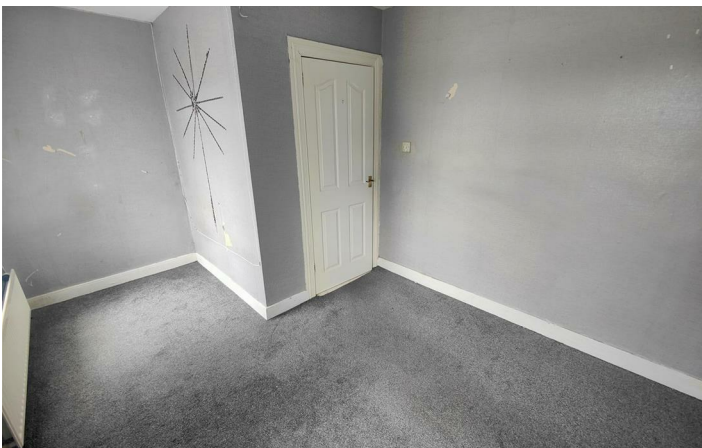
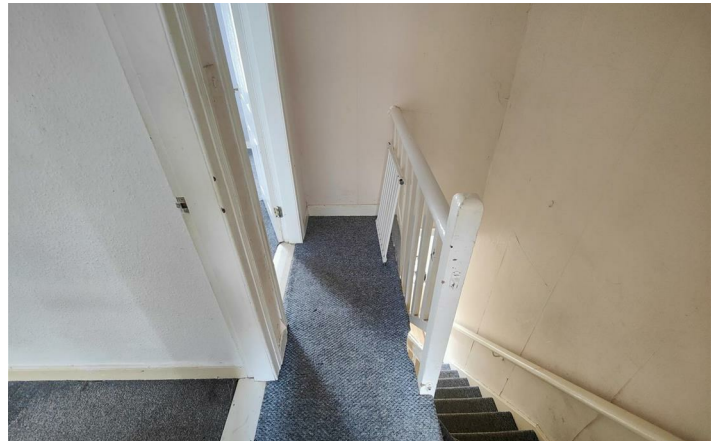
15'7" x 9'8" (4.77 x 2.96)
Two panelled radiators.

Outside

Hard landscaped front garden, walled rear yard, outside w/c, outside light and tap.



Directions



Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

