



14 OAKDENE PARADE

Belfast, BT4 1LB

Offers over **£169,950**



TERRACE | 3 🛏 | 1 🚿 | 1 🚻

Situated on the ever-popular Oakdene Parade in the Sydenham area, this modernised mid-terrace property must be seen to be appreciated.

KEY FEATURES

- Extended Mid-Terrace Property Located just off Connsbrook Avenue in East Belfast
- Within Close Proximity to both Ballyhackamore and Belmont Villages
- Spacious Hallway
- Open Plan Living / Dining Room with Gas Fire
- Modern Fitted Kitchen with Integrated Appliances and Excellent Storage
- Three Well Appointed Bedrooms
- Modern Shower Room with White Suite
- Gas Heating
- UPVC Double Glazing Throughout
- Enclosed Front Courtyard and Private Enclosed Rear Garden Laid in Artificial Grass with Paved Patio Area
- Ideally Suited to The First Time Buyer or Investor Alike
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

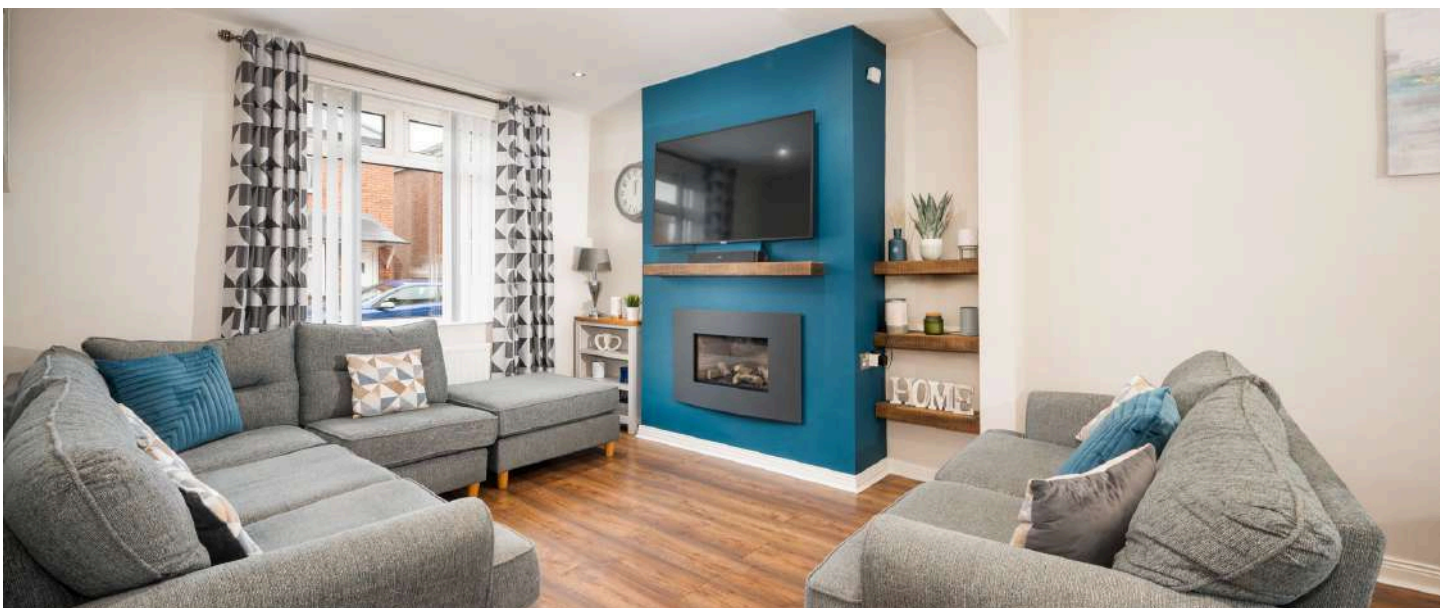
- Entrance Hall
- Lounge/Dining Room
20'11" x 11'0"
- Kitchen
15'0" x 13'5"

First Floor

- Landing
- Bedroom One
10'8" x 10'2"
- Bedroom Two
10'2" x 10'2"
- Bedroom Three
6'11" x 6'5"
- Shower Room

Outside

- Enclosed Garden to Rear
- Paved Patio Area



DIRECTIONS

Travelling along Connsbrook Avenue in the direction of Belfast City Centre, turn right on to Oakdene Parade. Number 14 is located on the lefthand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	72	72
39-54 E		
21-38 F		
1-20 G		
<small>NOT energy efficient - higher running costs</small>		

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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