



63 Newton Park, Four Winds, Belfast, BT8 6LN

Asking Price £199,950

Situated off Newton Park, this semi detached home offers convenience to the local shops, transport links and main arterial routes into and out of Belfast, as well as leading schools both primary and post primary.

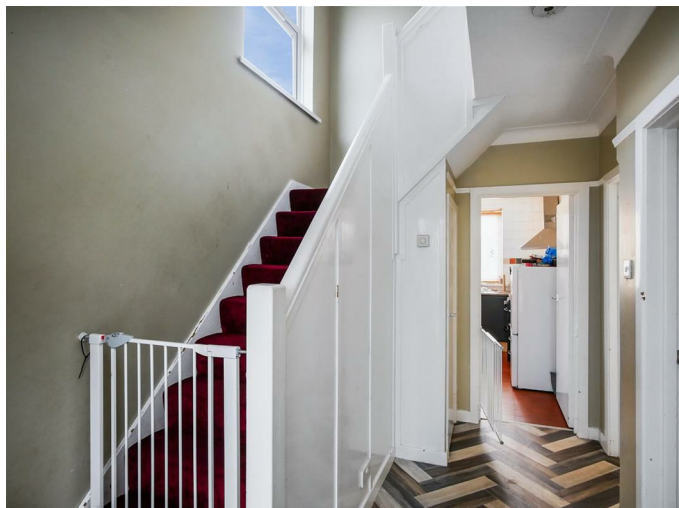
Internally the property benefits from three bedrooms, two reception rooms, fitted kitchen and white bathroom suite.

Outside, there is a driveway from Newton Park that also provides access to the rear via the shared right of way and enclosed rear garden laid in lawns.

- Semi Detached Home
- Two Reception Rooms
- White Bathroom Suite
- Double Glazed
- Front Gardens Laid In Lawns
- Three Bedrooms
- Fitted Kitchen
- Oil Heating
- Dual Access Driveway With Ample Parking
- Enclosed Rear Gardens Laid In Lawns

Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Entrance



Pvc glass panelled front door with glazed side panels to entrance hall. Under-stairs storage.

Lounge 17'5 x 14'3 (5.31m x 4.34m)



Living Room 11'6 x 11'0 (3.51m x 3.35m)



Cast iron fire-place. Double doors to garden.

Fitted Kitchen 11'4 x 8'2 (3.45m x 2.49m)



Full range of high and low level units, single drainer sink unit with mixer taps, stainless steel overhead extractor fan. Part tiled wall. flooring.

First Floor

Bedroom One 11'4 x 10'6 (3.45m x 3.20m)

Bedroom Two 11'7 x 11'0 (3.53m x 3.35m)



Built in storage.

Bedroom Three 8'4 x 7'6 (2.54m x 2.29m)

White Bathroom Suite



Comprising panelled bath with shower above, pedestal wash hand basin, low flush w.c Hot-press. Part tiled walls. Tiled flooring. Access to roofspace.

Landing



Outside Front

Front garden laid in lawn. Driveway with ample parking that also provides access to the shared right of way to the rear that also has an exit onto Newton Park.

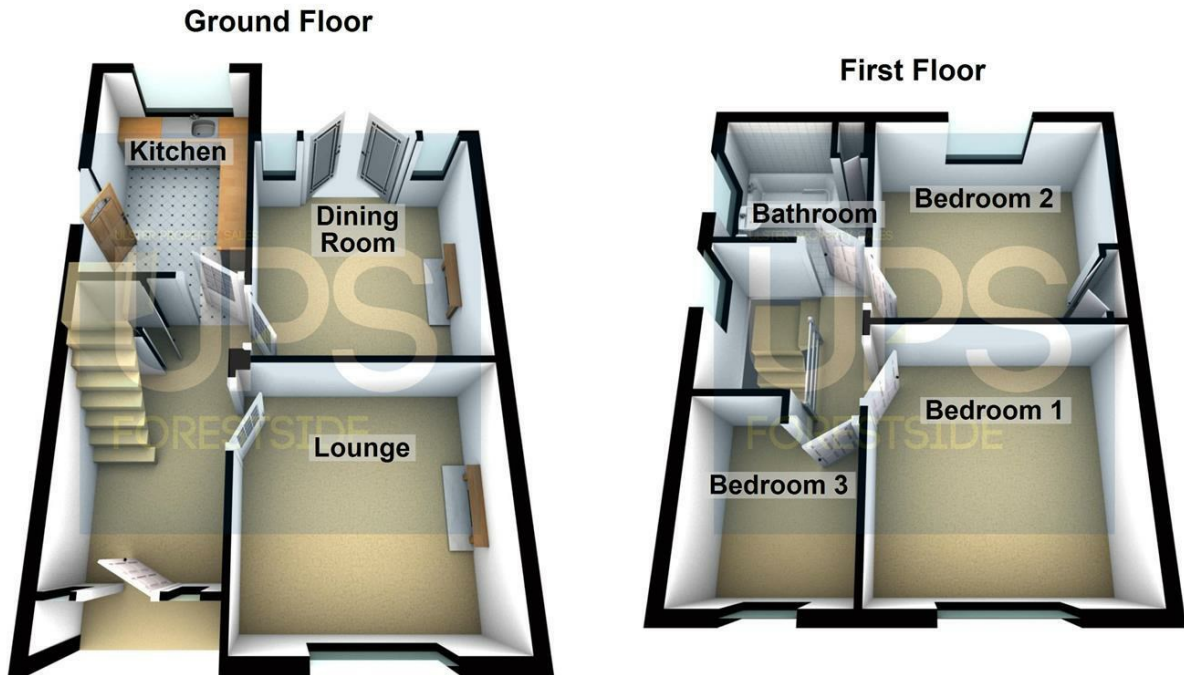
Outside Rear



Rear garden, southerly aspect, bordered by timber fencing. Part brick paving. Decking area.

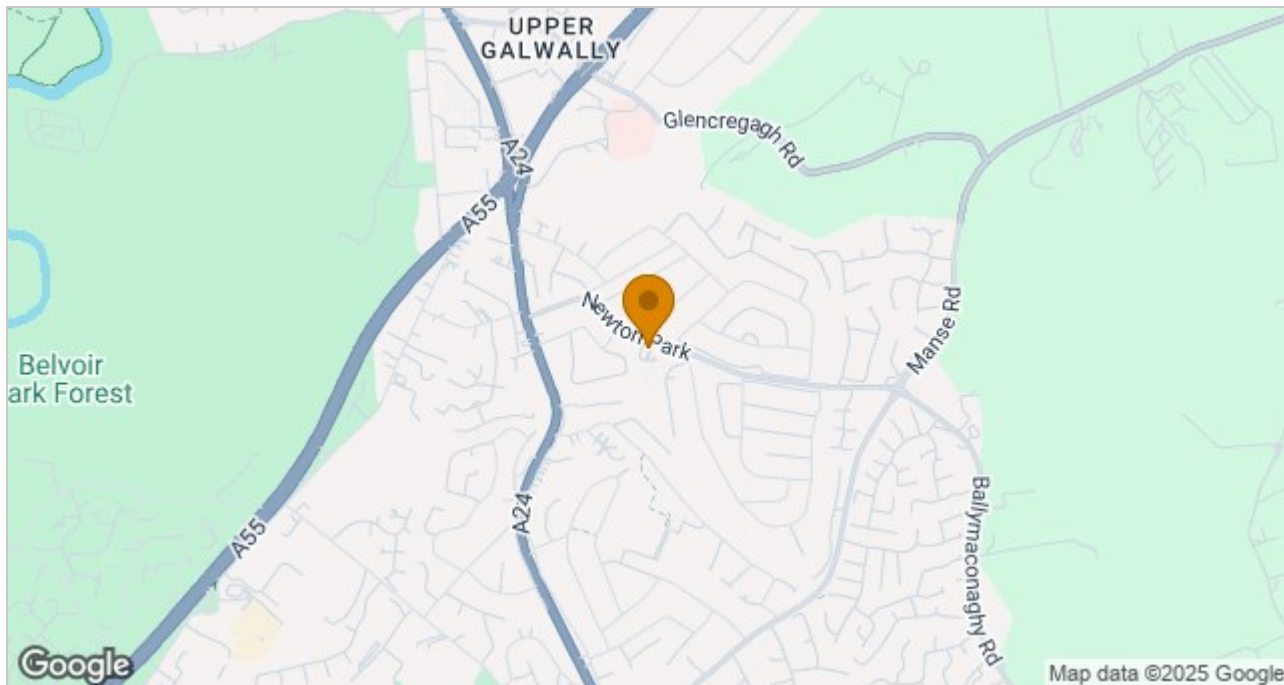


Floor Plan



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



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