



61 Glenholm Avenue, Newton Park, Belfast, BT8 6LU

Asking Price £199,950

Located just off Newton Park, this semi detached home, although in need of cosmetic modernisation, it has been priced accordingly. The property benefits from an original layout of lounge with separate living / dining room and a fitted kitchen. On the first floor there are three good size bedrooms and a white bathroom suite. Outside there is a paved driveway with ample off street parking to the front, leading to a large detached garage and enclosed rear garden and patio area. The Four Winds area continues to be one of the most desirable locations to live in, with convenience shopping and transport links to most parts of the city on your doorstep and recent sales have indicated high levels of interest from those hoping to get their foot on the property ladder! A chain free home in a great location.

- Semi detached home
- Two reception rooms
- White bathroom suite
- Double glazed windows
- Detached garage
- Three bedrooms
- Fitted kitchen
- Oil fired central heating
- Off street parking
- Gardens front and to the rear

Energy Efficiency Rating		Current	Potential
(92-100)	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			
Northern Ireland		37	66

EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door leading to the entrance porch

Entrance porch

Tiled floor, glass panelled inner door leading to the entrance hall

Entrance hall



Under stairs cloaks.

Living / dining 11'7 x 11'5 (3.53m x 3.48m)



Lounge 11'4 x 11'1 (3.45m x 3.38m)



Kitchen 13'0 x 7'7 (3.96m x 2.31m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, part wood panelled walls, plumbed for washing machine, cooker space, tiled floor, larder cupboard.

1st floor

Bedroom 1 11'7 x 11'4 (3.53m x 3.45m)



Built in robes.

Bedroom 2 11'7 x 11'4 (3.53m x 3.45m)



Bedroom 3 8'5 x 7'9 (2.57m x 2.36m)



Built in robe.

Bathroom 7'7 x 7'2 (2.31m x 2.18m)

White suite comprising panelled bath, low flush w/c, pedestal wash hand basin, part tiled walls, hot press, roof space access.

Outside

Off street parking to the front leading to the detached garage.

Detached garage 19'4 x 9'8 (5.89m x 2.95m)

Up and over door, light and power.

Front gardens

Gardens to the front laid in lawn with hedging and shrubs.

Rear gardens

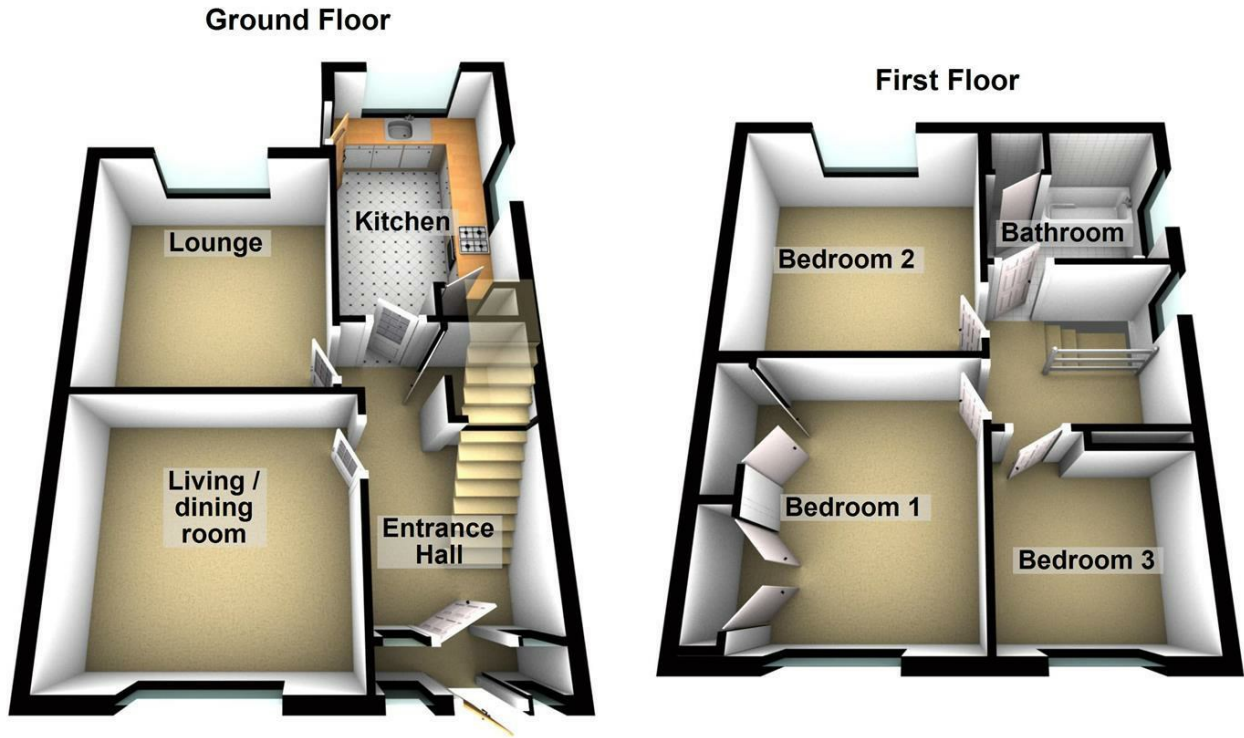


Enclosed and mature gardens to the rear laid in lawn, with a range of plants, trees and shrubs. Pvc oil tank, outhouse housing the oil fired boiler.

Rear elevation

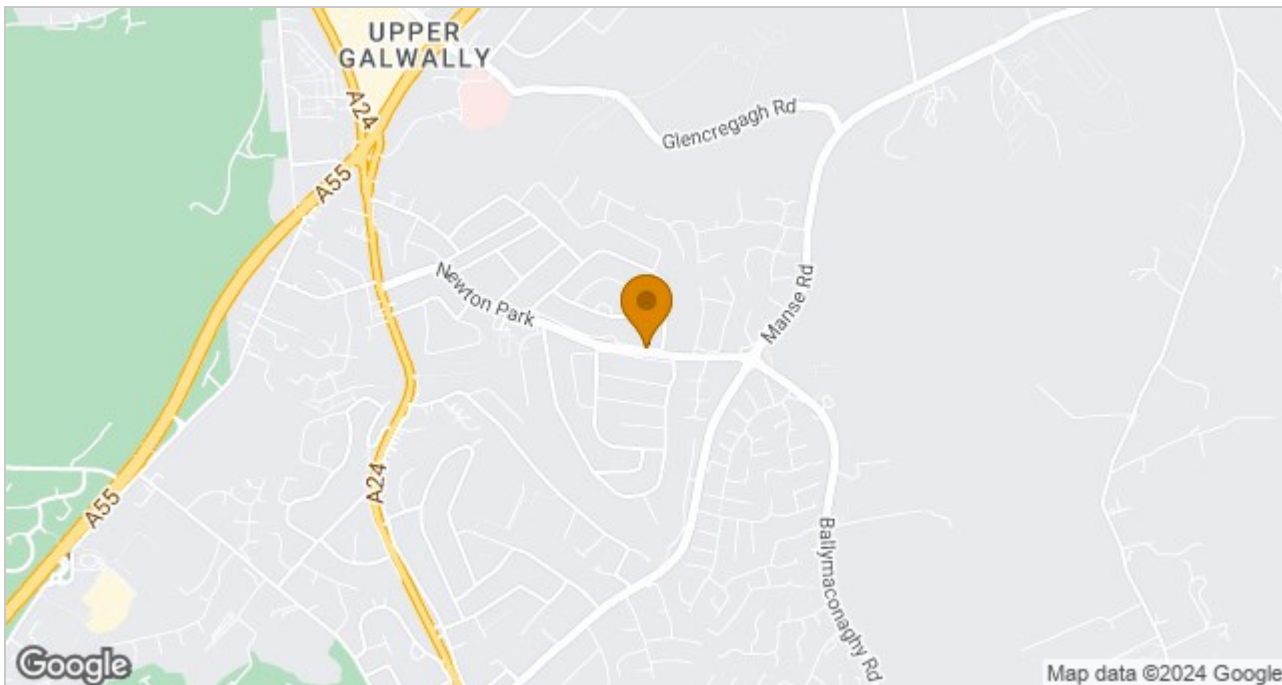


Floor Plan



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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