



20 Alt-Min Avenue, Newton Park, Belfast, BT8 6NJ

Asking Price £199,950

Alt-Min Avenue is a small cul de sac off Newton Park in the ever popular Four Winds area. Internally this semi detached home offers well proportioned accommodation comprising three good sized bedrooms, lounge and separate living / dining room a fitted kitchen, and a shower suite on the first floor. In addition the property benefits from a Oil heating system with the boiler being upgraded in 2021, double glazed windows, a driveway with ample off street parking and enclosed rear garden. The property is also in walking distance to the convenient shops off Newton Park, transport links to include the Cairnshill Park & Ride and Forestside Shopping Centre. An excellent first time purchase and or family home that is also chain free.

- Semi detached home
- Two separate reception rooms
- Ground floor w/c
- Oil heating (Boiler updated 2021)
- Cul de sac position
- Three good size bedrooms
- Fitted kitchen
- 1st floor shower suite
- Double glazed windows
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	59
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

The accommodation comprises

Double glazed sliding doors to the entrance porch.

Entrance porch

Glass panelled inner door to entrance hall.

Entrance hall

Cloaks

Comprising low flush w/c.

Lounge 11'6 x 11'4 (3.51m x 3.45m)



Living / dining room 11'7 x 10'6 (3.53m x 3.20m)



Kitchen 12'5 x 7'7 (3.78m x 2.31m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, extractor fan, 4 ring hob and under oven, plumbed for washing machine, Fridge freezer space, tiled floor, breakfast bar .

1st floor

Landing

Access to the roof space, majority floored, light.

Bedroom 1 11'9 x 10'6 (3.58m x 3.20m)



Bedroom 2 11'2 x 10'6 (3.40m x 3.20m)

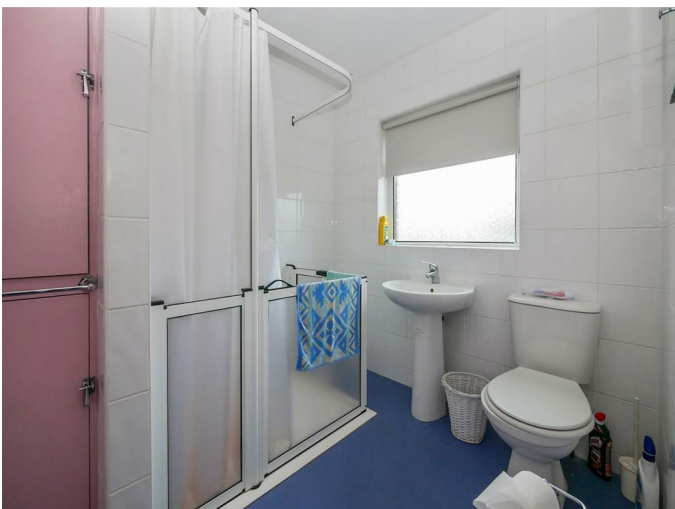


Bedroom 3 8'5 x 7'9 (2.57m x 2.36m)



Built in robe.

Shower room 7'8 x 6'5 (2.34m x 1.96m)



Comprising walk in shower with Triton shower, low flush w/c, pedestal wash hand basin, part tiled walls, hot press.

Outside

Tarmac driveway with off street parking.

Front gardens

Gardens to the front laid in lawn.

Rear gardens

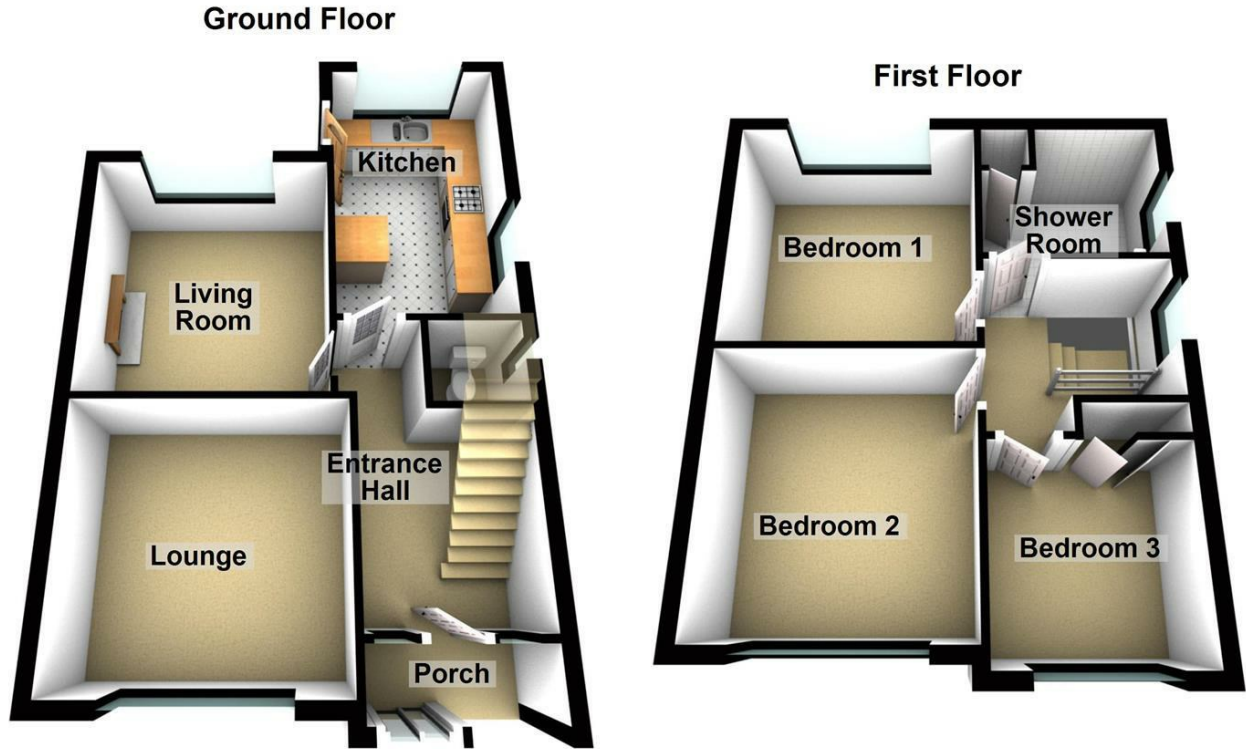


Gardens to the rear laid in lawn, bounded by mature hedges, plants and shrubs. Pvc oil tank, outside storage with oil fired boiler.

Additional garden image

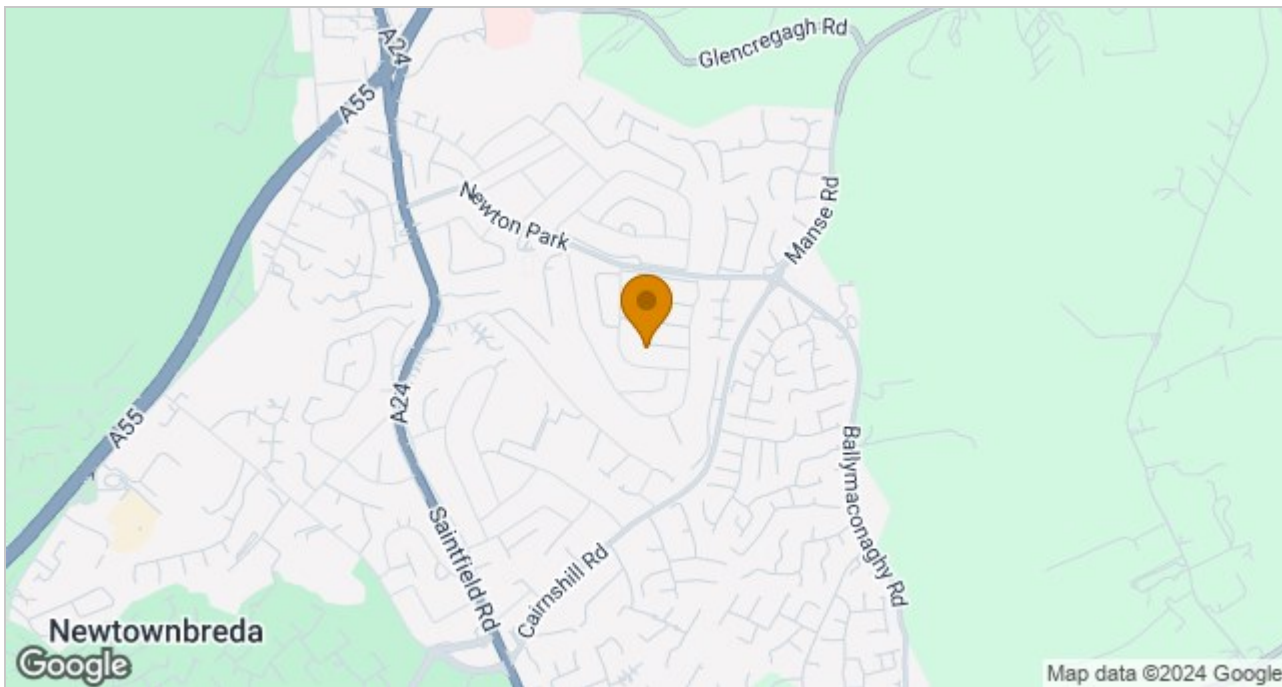


Floor Plan



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



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

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155
BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432
CAVEHILL
028 9072 9270
DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264
GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444
RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark