



## 26 Mount Michael Park, Four Winds, Belfast, BT8 6JX

**Asking Price £195,000**

Located off Newton Park in the Four Winds, this semi detached home is within walking distance to the local shops, schools, restaurants and cafés.

The property itself benefits from a lounge open plan to dining room and fitted kitchen overlooking the rear garden.

On the first floor there are three good size bedrooms and white bathroom suite.

Outside there is a tarmac driveway with ample off street parking, a front gardens laid in lawn and enclosed rear garden with patio area and wooden storage shed.

The Four Winds area continues to be one of the most desirable locations to live in, with convenient 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!

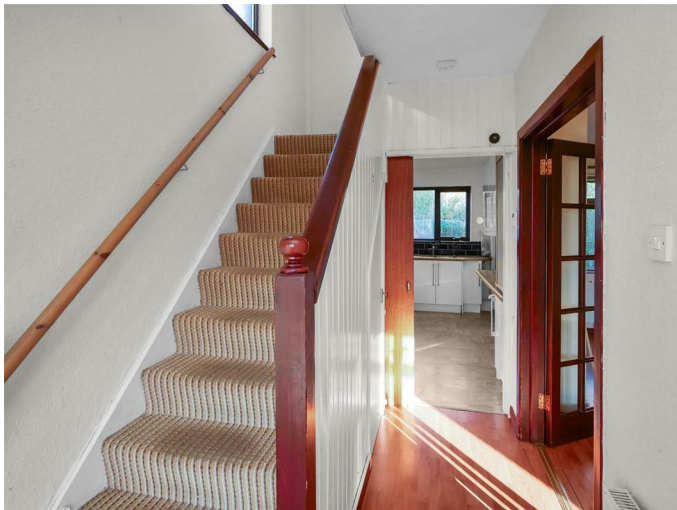
An excellent chain free home, offering superb potential, in a great location.

- Excellent Red Brick Semi Detached Home
- Fitted Kitchen
- Gas Heating System
- Tarmac driveway leading the the Rear the Property
- Enclosed Rear Garden Laid in Lawn
- Three Bedrooms/Open Plan Lounge- Dining
- White Bathroom Suite
- Pvc Double Glazing
- Front Garden Laid in Lawn/A Chain Free Purchase
- Prime Residential Area in Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			57
(21-38) F		34	
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland  
EU Directive 2002/91/EC

## Entrance Hall

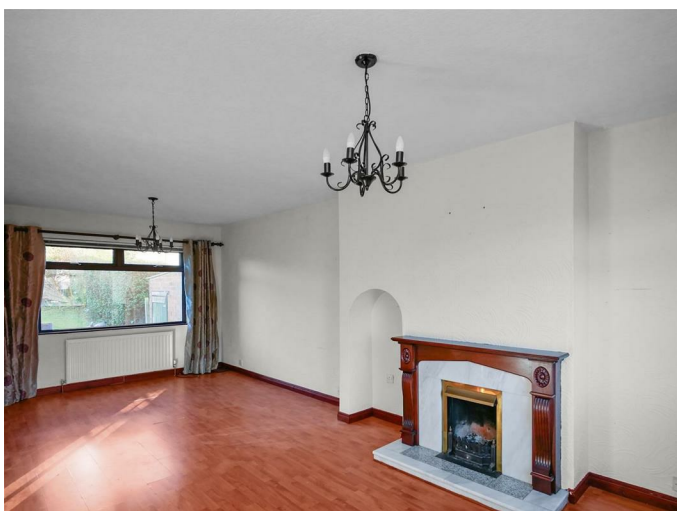


Pvc front door with side glazed panels, to entrance hall. Laminate flooring.

## Lounge /Dining 22'7 x 12'1 (6.88m x 3.68m)



Marble fire-place with wooden surround. Laminate flooring.

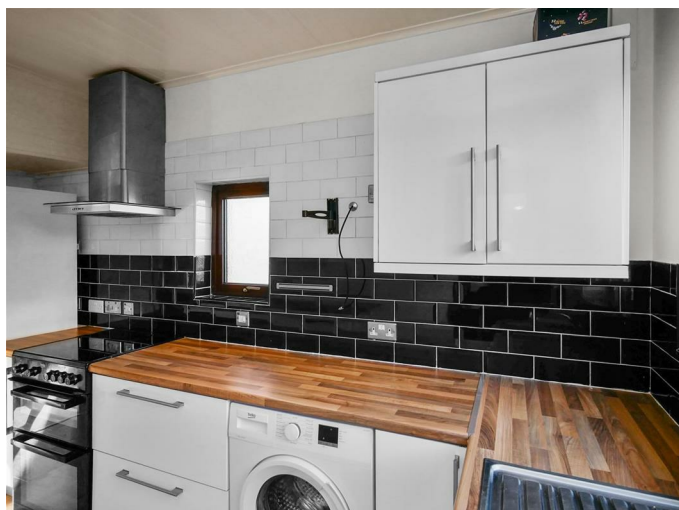




### Fitted Kitchen 12'5 x 7'2 (3.78m x 2.18m)



Full range of high and low level units, wood effect work tops, single drainer 1 1/4 bowl sink unit with mixer taps, plumbed for washing machine. Stainless steel overhead extractor fan. Fully tiled walls. Tongue and groove ceiling.



### First Floor

### Bedroom One 11'3 x 9'6 (3.43m x 2.90m)



**Bedroom Two 11'8 x 10'9 (3.56m x 3.28m)**



**Bedroom Furniture**

**Bedroom Three 8'1 x 7'3 (2.46m x 2.21m)**



**Built in storage.**

**White Bathroom Suite**



**White bathroom suite comprising panelled bath with mixer taps, chrome shower unit with drench head and hand shower head, pedestal wash hand basin with mixer taps and storage below, low flush w.c Heated towel rail. Tongue and groove ceiling.**

### Landing /Built in Storage

Access to the roofs pace via fold down ladder.

### Outside Front

Front gardens laid in lawns

Driveway with ample parking

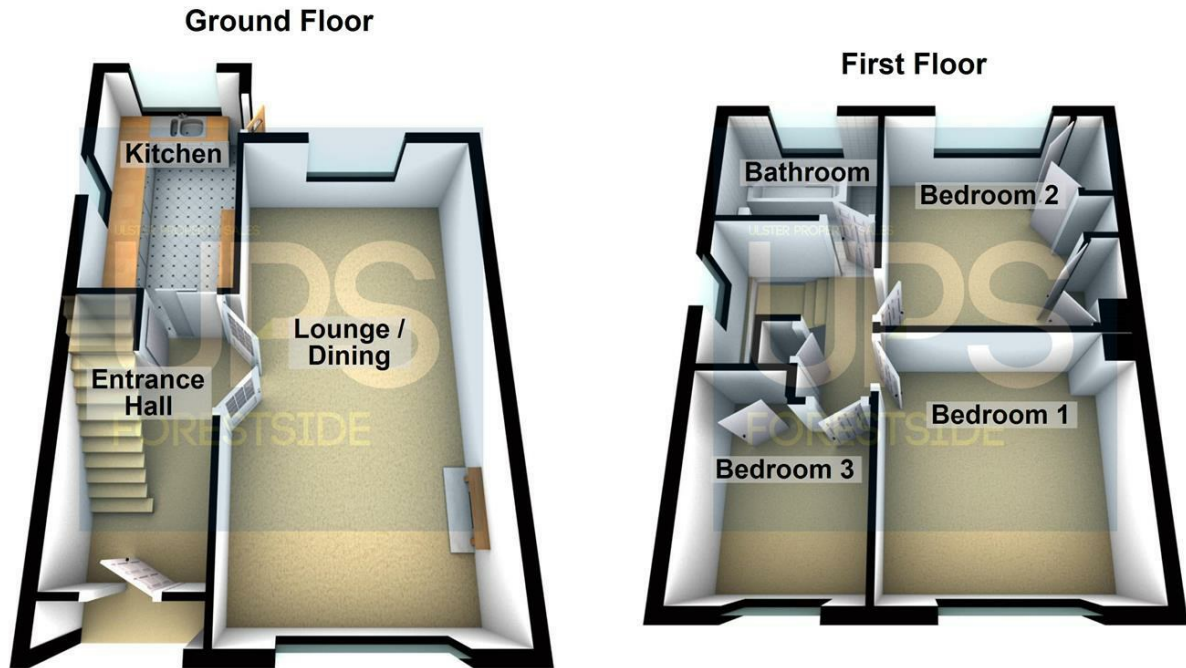
### Outside Rear



Enclosed rear garden laid in lawns with deked patio area and wooden storage shed.

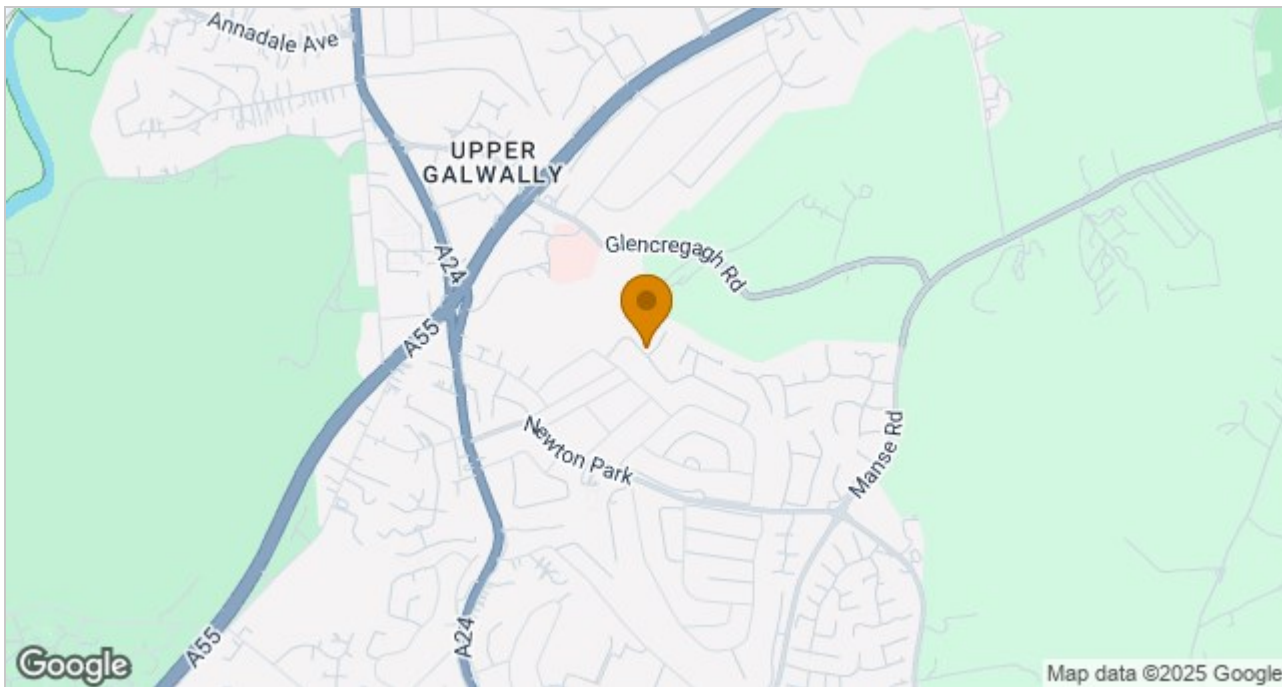


## Floor Plan



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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