



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

**Asking Price £195,000**

Mount Michael Park is a popular residential location in the Four Winds offering convenience to the shops off Newton Park, transport links, leading schools and only a few minutes from Lesley Forestside.

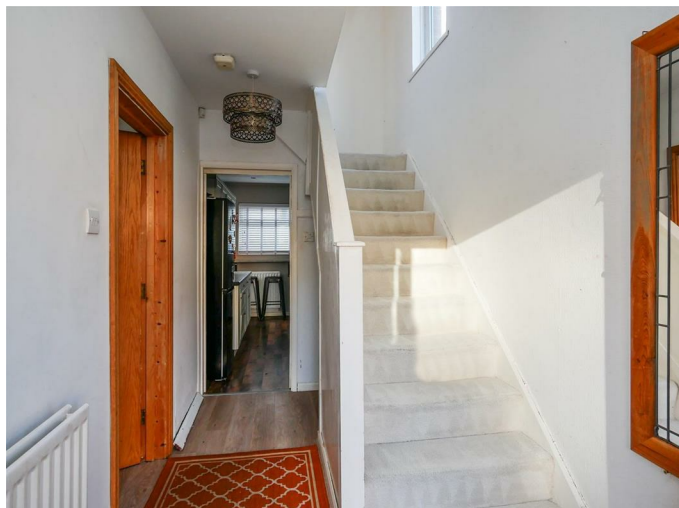
Internally the property comprises lounge open to dining on the ground floor and three bedrooms and white bathroom suite on the first floor.

This home also benefits from a gas heating system, double glazing, driveway with ample parking and enclosed decked patio and garden to the rear.

- Semi Detached Home
- Lounge Open To Dining
- White Bathroom Suite
- Double glazed
- Driveway With Ample Parking/Chain Free Property
- Three Bedrooms
- Fitted Kitchen
- Gas Heating
- Front Garden Laid In Lawns
- Enclosed Decked Area That Leads Down to Rear South Facing Garden

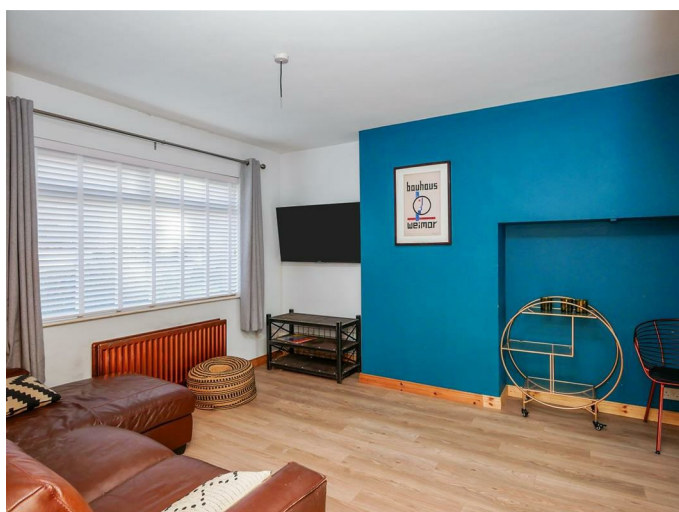
Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		66	70
EU Directive 2002/91/EC			

## Entrance



Open entrance porch. Hardwood front door with glazed side panels to entrance hall. Laminate flooring.

## Lounge / Dining 22'9 x 13'0 (6.93m x 3.96m)



(at widest points) Laminate flooring. Double glazed sliding doors to garden.





**Fitted Kitchen 12'7 x 7'3 (3.84m x 2.21m)**



Full range of high and low level units, glazed cabinets, built in gas hob and under oven, stainless steel overhead extractor fan. Plumbed for washing machine. Single drainer sink unit with mixer taps. Formica work tops.

### **First Floor**

**Bedroom One 11'0 x 10'9 (3.35m x 3.28m)**



Original wooden flooring.

### Bedroom Two 11'7 x 10'9 (3.53m x 3.28m)



Laminate flooring.

### Bedroom Three 8'0 x 7'0 (2.44m x 2.13m)



Original wooden flooring.

### White Bathroom Suite



Comprising panelled bath with chrome shower unit above, pedestal wash hand basin, low flush w.c Fully tiled walls. Tiled flooring. Tongue and groove ceiling.

### Landing

Access to the roofspace via fold down ladder. Housing gas boiler.

### Outside Front

Garden laid in lawn.

Driveway with ample parking.

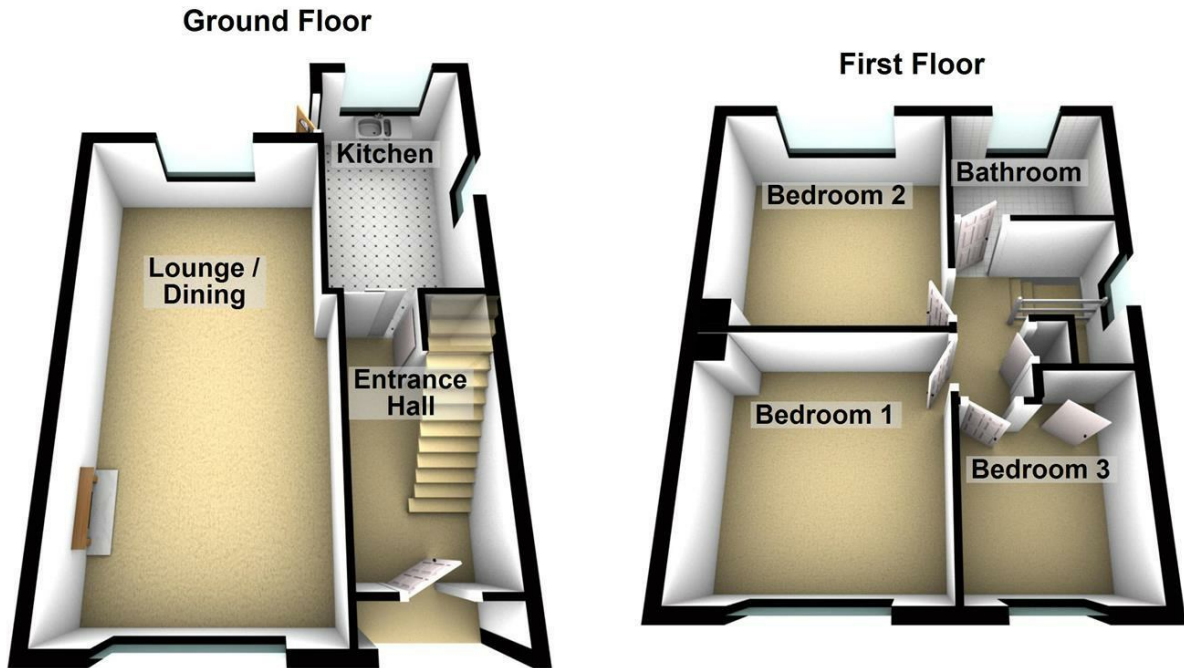
### Outside Rear



Enclosed decked patio area accessed directly from the lounge / dining, leading down to garden laid in lawn, bordered by mature trees.

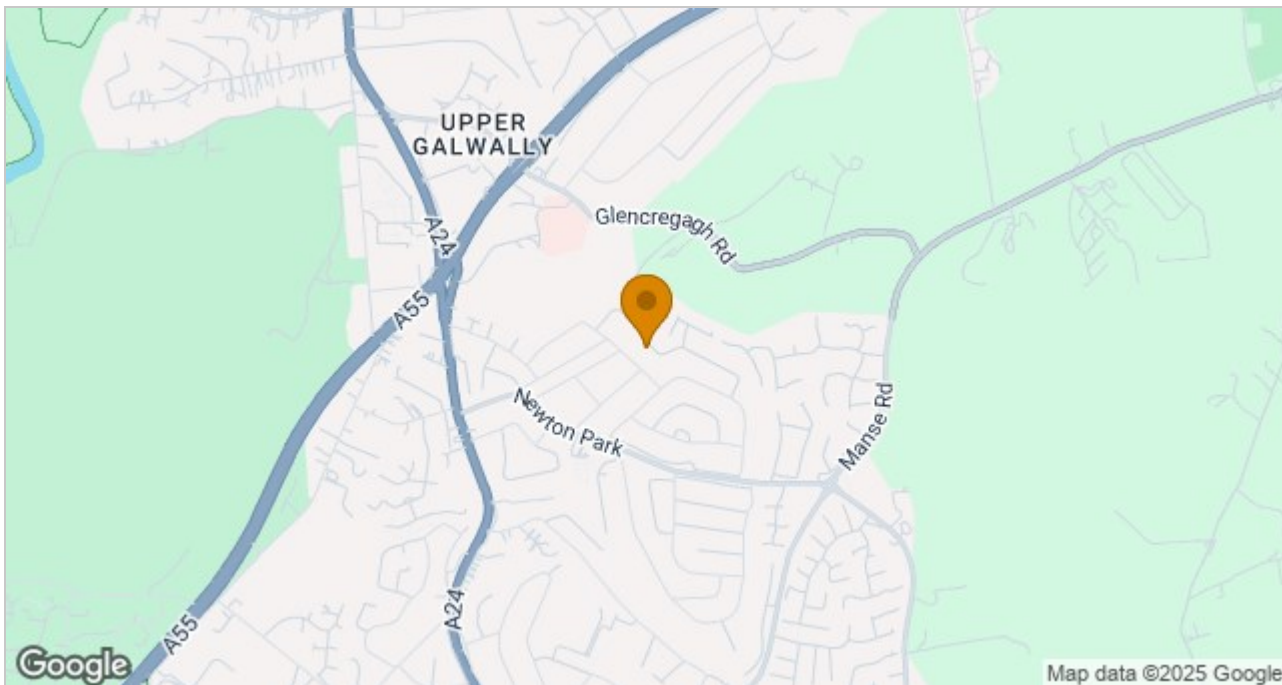


## Floor Plan



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.

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