



25 Coolpark Avenue, Newton Park Four Winds, Belfast, BT8 6NF

Asking Price £274,950

Situated off Newton Park in the Four Winds, this home offers convenience to the local shops and transport links, as well as being only a short drive to Forestside Shopping Centre and the Ormeau Road with its array of cafes and entertainment facilities.

The house itself comprises lounge open to dining room, double doors to extended living room and fitted kitchen on the ground floor.

Upstairs there are three bedrooms and a shower suite.

The property also benefits from an oil heating system, double glazing, driveway with ample parking leading to an attached garage and rear garden with a purpose built children's play house .

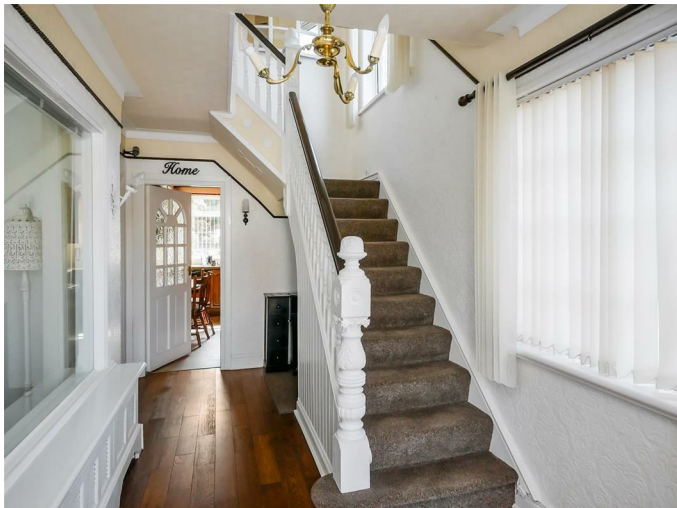
This property offers superb potential for those hoping to buy a property that allows them to add their own finish.

- Extended Semi Detached Home
- Three receptions
- White Shower Suite
- Majority Double Glazing
- Large Attached Garage (23'9 x 8'8)
- Three Bedrooms
- Fitted Kitchen
- Oil Heating
- Driveway With Ample Parking
- Enclosed Rear Garden

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		42	71

EU Directive 2002/91/EC

Entrance Hall



Pvc glass panelled front door with glazed side panels to entrance hall. Oak flooring.

Lounge/Dining 22'9 x 11'2 (6.93m x 3.40m)



Composite stone effect decorative Fireplace in dining area. Oak flooring. Double glazed doors to extended living area.

Extended Living Room 15'9 x 8'6 (4.80m x 2.59m)



Composite stone effect decorative fireplace with matching hearth. Double doors to patio/garden.
Built in storage.

Fitted Kitchen 12'3 x 7'7 (3.73m x 2.31m)



Full range of high and low level units, formica work surfaces, built in hob and under oven single drainer 1 1/4 bowl sink unit with mixer taps, integrated dishwasher, Tongue and groove ceiling. Breakfast bar. Part tiled walls.

First Floor

Bedroom One 11'4 c 8'9 (3.45m c 2.67m)



Wall to wall sliding robes. Laminate flooring.

Bedroom Two 11'4 x 10'2 (3.45m x 3.10m)



Bedroom Three 8'3 x 8'3 (2.51m x 2.51m)



Laminate flooring. Built-in robe.

White Shower Suite



Comprising corner shower with shower unit, pedestal wash hand basin, low flush w.c
Fully tiled walls. Tiled flooring.

Landing

Access to the roof space via fold down ladder, floored for storage.

Outside Front



Flagged patio area with raised flowerbeds.
Driveway with ample parking.

Attached Garage 23'9 x 8'6 (7.24m x 2.59m)

Roller door. Light and power. Plumbed for washing machine. Sink unit.

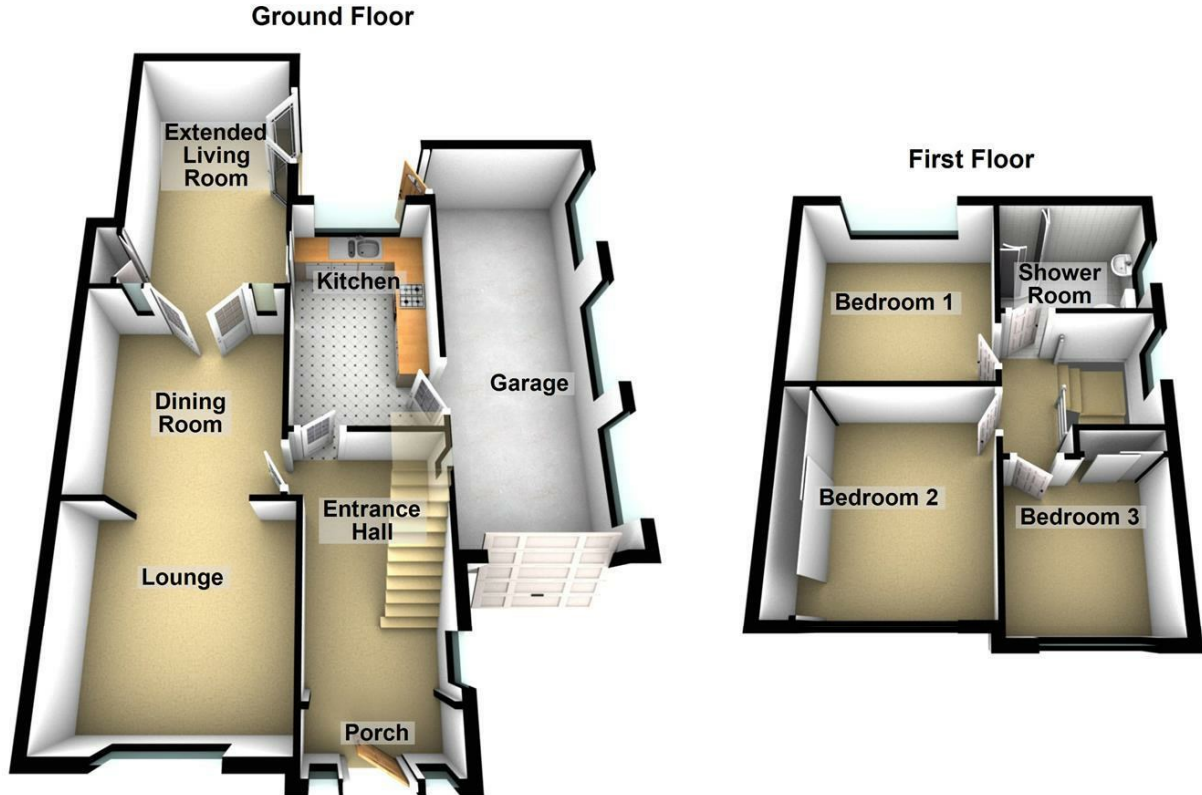
Outside Rear



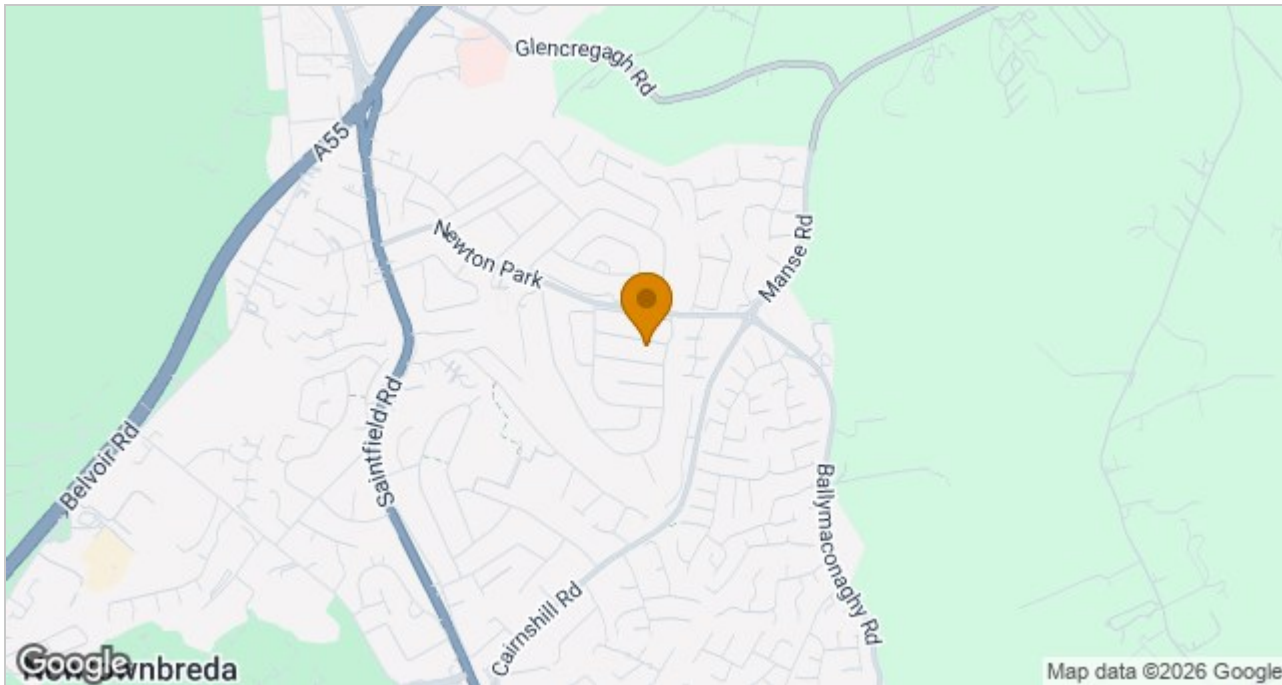
Enclosed rear patio area, range of mature trees, shrubs and plants, bordered by timber fencing. Children's play house with thatched roof. Additional summer house with pvc doors.



Floor Plan



Area Map



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