



17 Mount Michael Drive, Newton Park, Belfast, BT8 6JZ


Asking Price £199,950

Mount Michael Drive is a quiet cul-de-sac positioned just off Newton Park in the Four Winds area of South Belfast. Within walking distance to a selection of shops, leading schools, parks and public transport facilities, this home is in a fantastic location to avail of the local facilities.

The property itself comprises of three bedrooms, two reception room, an extended kitchen and a white bathroom suite on the first floor. In addition to this the property also benefits from gas fired central heating, double glazing (bar 1), an attached garage with power and lighting and a large corner site with gardens to the side and rear of the property and off street parking to the front.

This is fantastic property in a great location and would make an excellent home for a first time buyer or those with a growing family. With little to do but just add your own personal styling to the property we anticipate there to be a great level of interest so make sure to arrange your viewing at your earliest opportunity!

- Extended Red Brick Semi-Detached Home
- Two Reception Rooms
- White Bathroom Suite
- Gas Fired Central Heating
- Large Corner Site
- Three Bedrooms
- Modern Fitted Kitchen
- Attached Garage
- Double Glazing (Bar 1)
- Off Street Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive	

Entrance



Pvc glass panelled front door to entrance porch. Tiled flooring.

Lounge 15'5 x 11'2 (4.70m x 3.40m)



(at widest points) Laminate flooring.



Dining Room 11'4 x 11'0 (3.45m x 3.35m)



Slate tiled flooring.

Fitted Kitchen/Dining 14'0 x 12'6 (4.27m x 3.81m)



(at widest points) Full range of high and low level units, Formica work tops, single drainer 1 1/4 sink unit with mixer taps, plumbed for washing machine, plumbed for dishwasher. part tiled walls, slate tiled floor.





First Floor



**Built in storage. Access to the roof-space
floored with skylight window.**

Bedroom One 11'1 x 9'0 (3.38m x 2.74m)



Bedroom Two 11'5 x 9'1 (3.48m x 2.77m)



Bedroom Three 7'5 x 7'3 (2.26m x 2.21m)



White Bathroom Suite



White bathroom suite comprising panelled bath with mixer taps, shower unit above, pedestal wash hand basin, low flush w.c Fully tiled walls.

Attached Garage 18'1 x 9'6 (5.51m x 2.90m)

Up and over door.

Outside Front

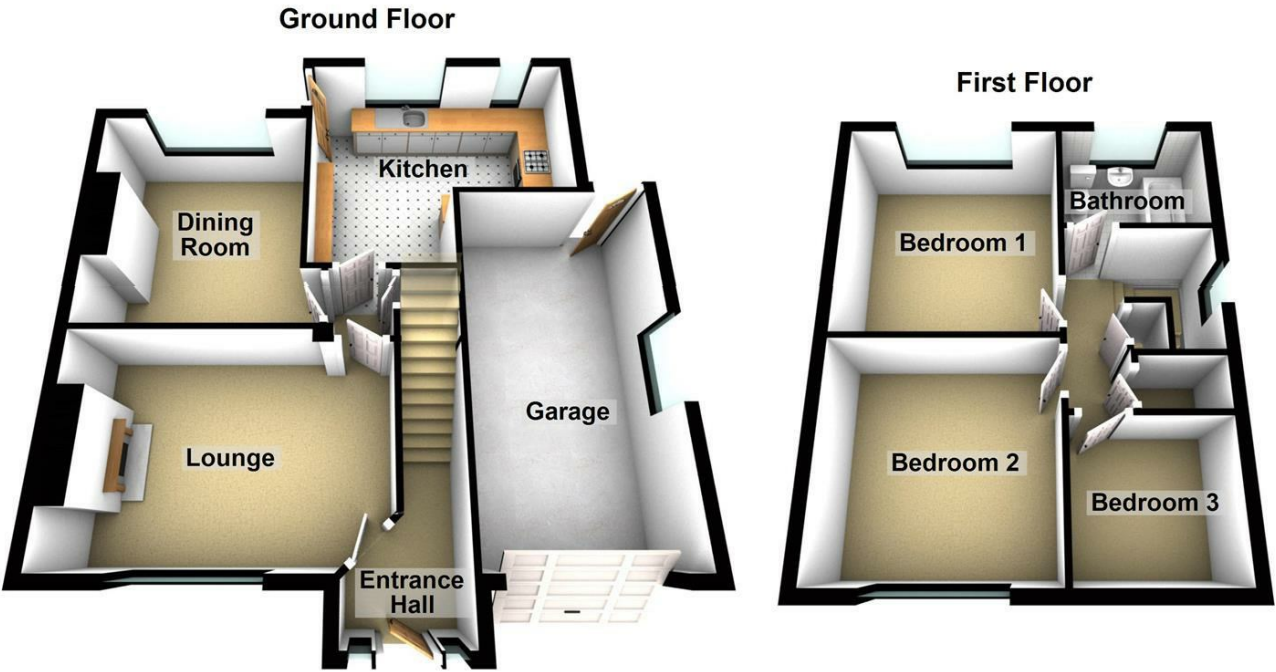
Driveway with parking to the front.

Outside Rear

Large corner plot with side and rear gardens laid in lawns, open fields behind, range of mature trees and shrubs. Flagged patio area.

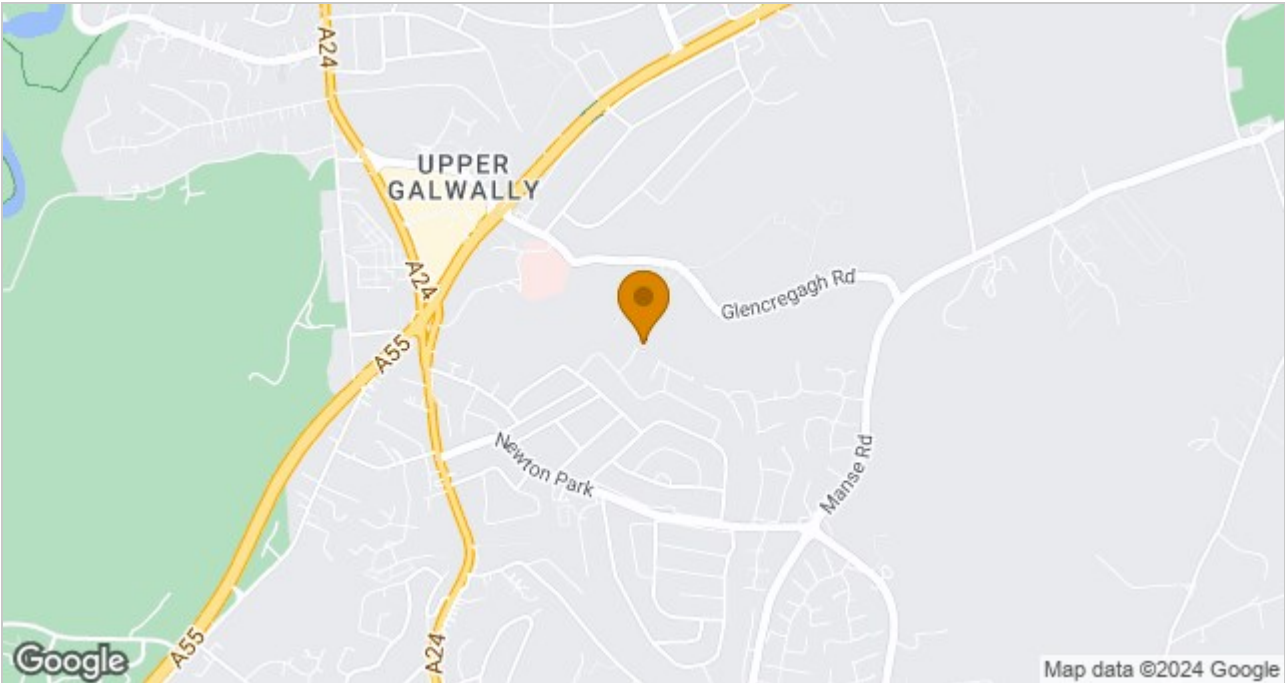


Floor Plan



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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