

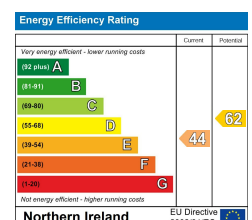


## 56 Breda Drive, Four Winds, Belfast, BT8 6JU

**Asking Price £215,000**

Situated in a convenient and popular location, this semi detached home offers spacious accommodation with an added advantage of having the room to extend that bit more if and when you require that extra space. The accommodation currently comprises three good size bedrooms, lounge to the front with a separate living room & a fitted kitchen. Finishing the accommodation there is a white bathroom suite on the first floor. Outside the property benefits from a front garden laid in lawn with off street parking, and an excellent rear garden with pleasant views across parts of the city. A short walk provides access to the convenience shops off Newton Park, transport links to most parts of the city, leading schools both primary and post primary and Forestside Shopping Centre. An excellent chain free home with superb potential.

- Spacious semi detached home
- Two separate reception rooms
- 1st floor bathroom
- Double glazed windows
- Detached garage
- Three good size bedrooms
- Good size kitchen
- Oil fired central heating
- Off street parking
- Gardens to the front and rear





**The accommodation comprises**

Glass panelled front door leading to the entrance hall.

**Entrance hall**

Under stairs annex.

**Lounge 12'6 x 11'3 (3.81m x 3.43m)**



**Living room 15'3 x 10'3 (4.65m x 3.12m)**



**Kitchen 15'8 x 7'1 (4.78m x 2.16m)**



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, fully tiled walls, cooker space, fridge space.

**1st floor**

Landing, access to the roof space.

**Bedroom 1 12'5 x 11'3 (3.78m x 3.43m)**





**Bedroom 2 12'3 x 11'3 (3.73m x 3.43m)**



Built in robe and hot press.

**Bedroom 3 9'5 x 7'3 (2.87m x 2.21m)**



Built in robe.

**Bathroom 6'7 x 5'3 (2.01m x 1.60m)**



White suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c, wash hand basin with storage below, fully tiled walls.

**Outside**

Tarmac driveway with off street parking, leading to the detached garage.

**Detached garage 17'6 x 9'2 (5.33m x 2.79m)**

Roller door, light and power, housing oil fired boiler.

**Front gardens**

Gardens to the front laid in lawn, flowerbeds with a range of plants, trees and shrubs.

**Rear gardens**

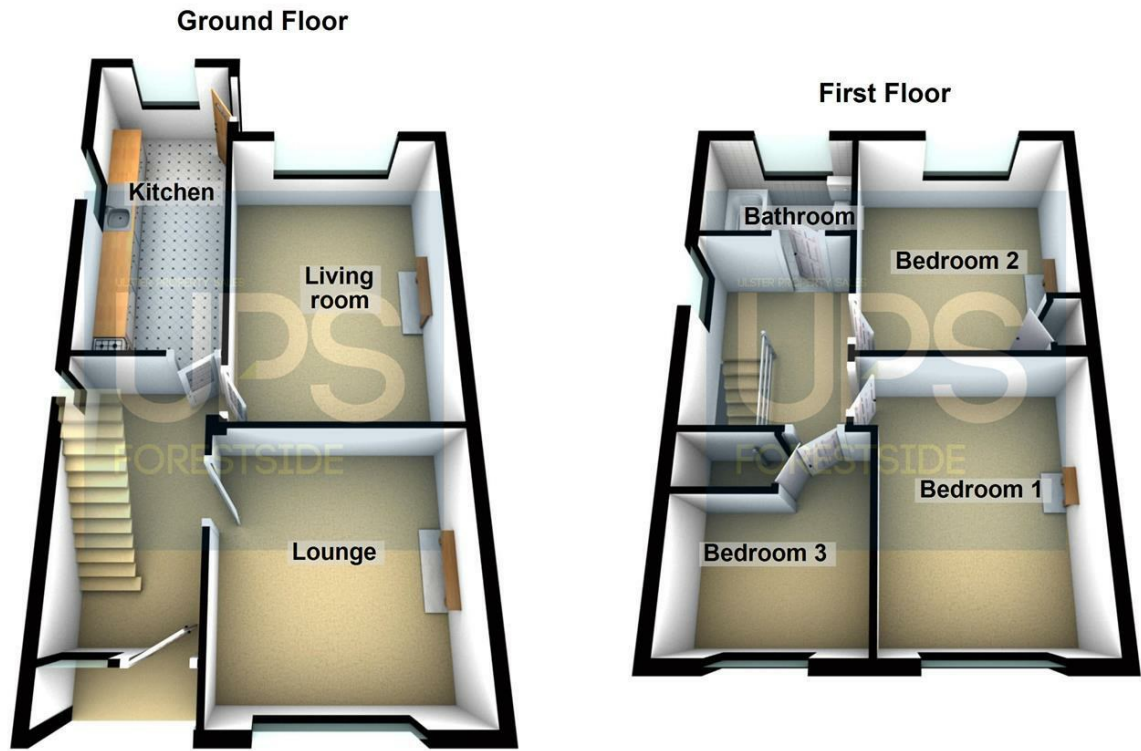


Good size gardens to the rear laid in lawn, flagged patio are with a range of plants, trees and shrubs, pvc oil tank, outside tap. Pleasant views from the side of the property.

**Rear elevation**

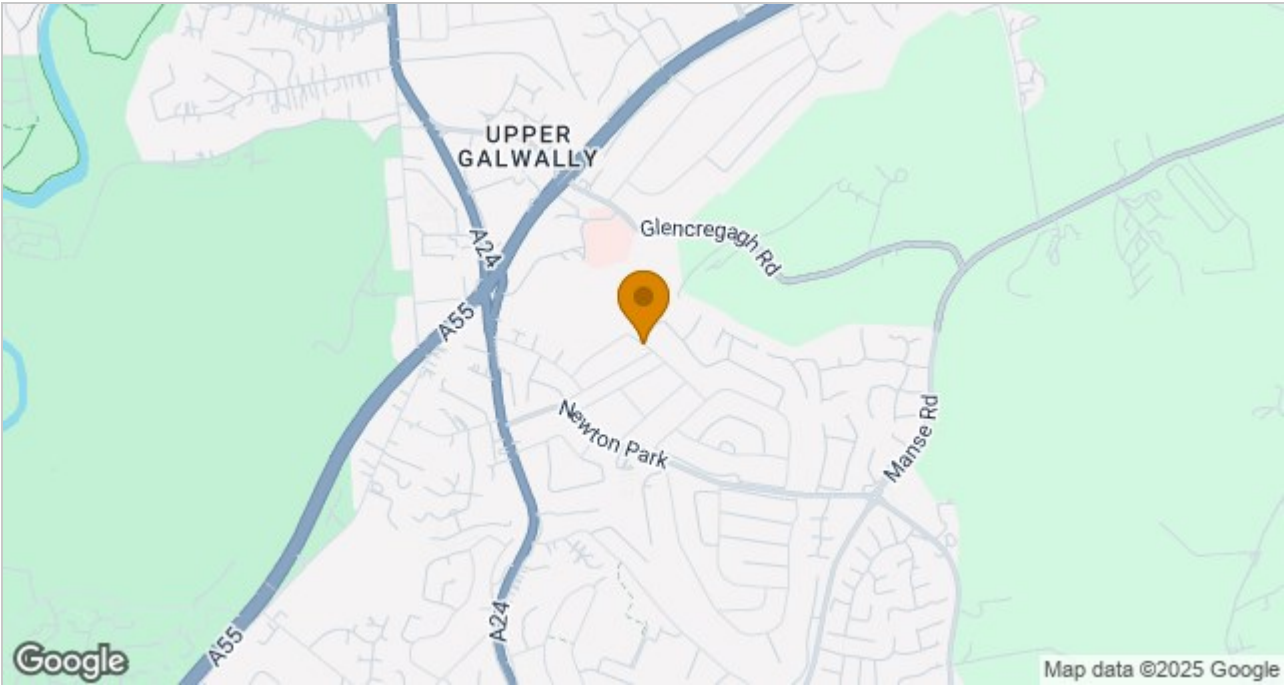


Floor Plan



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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