



4 Alt-Min Avenue, Newton Park, Belfast, BT8 6NJ

Asking Price £200,000

PUBLIC NOTICE

ADDRESS: 4 Alt-min Avenue, Belfast BT8 6NJ

We are acting in the sale of the above property and have received an offer of £195,000.

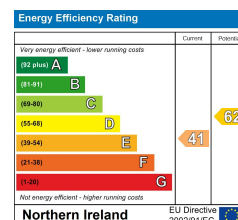
Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place
 EPC Rating: 41

Alt-Min Avenue is a small cul de sac positioned just off Carnbrae Avenue in the Four Winds.

Internally this Semi Detached home offers well proportioned accommodation comprising three good sized bedrooms, through lounge / dining room, fitted kitchen, upvc conservatory and a coloured bathroom suite on the first floor.

In addition the property benefits from oil fired central heating, double glazing, a driveway with off street parking and enclosed rear garden. The property is also in walking distance to the convenient shops off Newton Park, a selection of primary a & post primary schools, transport links to include the Cairnshill Park & Ride and Forestside Shopping Centre. An excellent first time purchase and or family home.

- Semi-Detached Home
- Through Lounge / Dining Room
- Coloured Bathroom Suite
- Oil Heating / Double Glazed
- Driveway with Off Street Parking
- Three Good Sized Bedrooms
- Fitted Kitchen
- Upvc Conservatory
- Enclosed Rear Garden
- Excellent Location in Quiet Cul-de-Sac



Porch

Glazed patio door opens onto inner porch with tiled flooring.

Entrance Hall 13'9" x 7'0" (4.20m x 2.15m)



Double glazed hardwood front door and surround opens onto spacious entrance hall.

Lounge / Dining Room 22'10" x 11'3" (6.96m x 3.43m)



(at widest points) Through lounge / dining room with fireplace and raised dining area.

Fitted Kitchen 12'0" x 7'8" (3.66m x 2.36m)



Fitted kitchen with selection of upper and lower level units complete with formica worktops and stainless steel sink with drainer. Wooden effect vinyl flooring and part tiled walls.

Sunroom 9'8" x 9'3" (2.96m x 2.82m)



Upvc glazed sunroom with access to storage cupboard housing oil boiler.

First Floor

Access to floored roof space

Bedroom 1 11'4" x 10'6" (3.46m x 3.21m)



Bedroom 2 11'2" x 10'6" (3.41m x 3.21m)



Built-in wardrobes and drawers.

Bedroom 3 8'2" x 7'11" (2.50m x 2.43m)



Built-in storage cupboard.

Bathroom 7'9" x 6'5" (2.37m x 1.97m)



Fitted bathroom suite complete with panelled bath, pedestal wash hand basin and low flush w.c. Access to hot press. Tiled walls and wooden effect vinyl flooring.

Property Front



Garden to front with laid lawn and driveway to the side with off street parking.

Enclosed Rear Garden

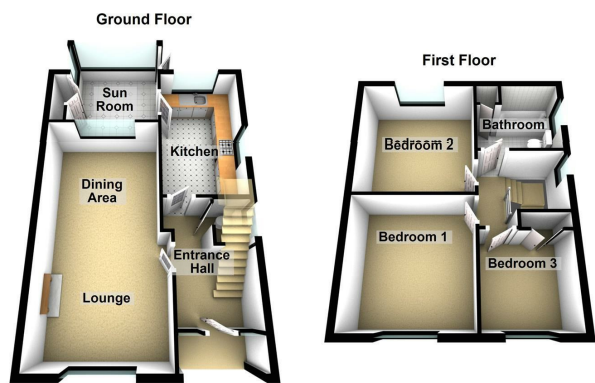


Enclosed rear garden with mature trees and hedges.

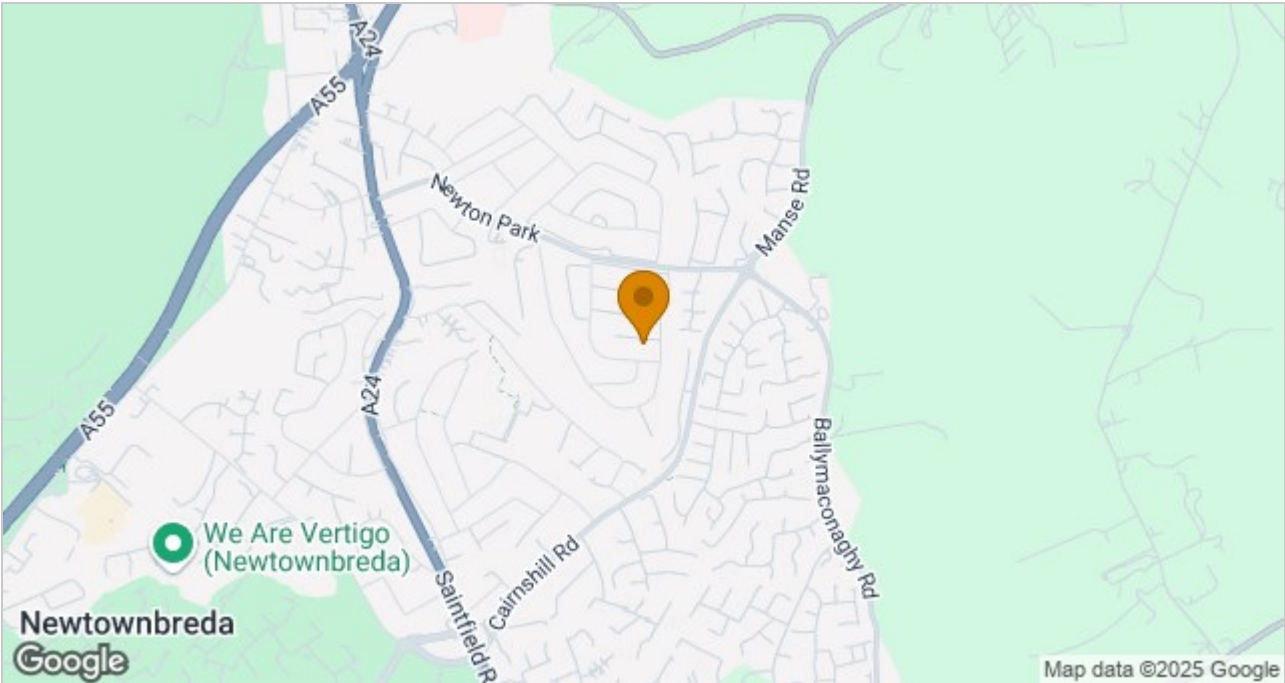
Disclaimer

Please note that all services and appliances have not, and will not be tested.

Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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