

**7 GLENHOLM AVENUE,
FOUR WINDS,
BELFAST,
BT8 6LU**



- **A Semi Detached Villa with off Street Parking**
- **Two Reception Rooms**
- **Three Bedrooms**
- **Fully Fitted Kitchen**
- **Ground Floor W/C and Family Bathroom Upstairs**
- **Oil Fired Central Heating and Double Glazed Windows**
- **Detached Garage with Gardens to Front and Rear**
- **Excellent Location in the Four Winds Area**
- **Chain Free**

Offers Around: £195,000

An attractive semi-detached villa with off street parking and gardens. Situated in a popular location off the Saintfield Road close to an array of amenities. Forestside Shopping Complex, Four Winds Restaurant and excellent bus route services close at hand. Offered to the sales market, chain free.

Comprising of two reception rooms on the ground floor, kitchen and W/C. Upstairs, three bedrooms and family bathroom with three piece suite. Externally, a South-facing garden with detached garage.

This property is a great opportunity for any buyer to place their own stamp on this home, priced to take these works into account.

Viewing would be recommended.

Ground Floor

ENTRANCE HALL:

UPVc front door.

CLOAKROOM:

Low flush W/C and wash hand basin.

LIVING ROOM: 11' 2" x 11' 2" (3.4m x 3.4m)

Open fire and cornicing.

SITTING ROOM: 24' 6" x 10' 2" (7.47m x 3.1m)

Fireplace , this room has been extended with a Velux window.

KITCHEN: 12' 4" x 7' 9" (3.76m x 2.36m)

Range of high and low level units, 1.5 stainless steel sink unit, built in hob and oven, plumbed for washing machine and pull out larder. Built in breakfast bar.



First Floor

BEDROOM (1): 11' 4" x 11' 4" (3.45m x 3.45m)

BEDROOM (2): 11' 4" x 11' 4" (3.45m x 3.45m)

Built-in robes.

BEDROOM (3): 8' 2" x 8' 2" (2.49m x 2.49m)

SHOWER ROOM:

Comprising of Mira shower, shower doors, low flush

W/C and wash hand basin.



OUTSIDE

Garden area to the front and driveway. To the rear enclosed with lawns and flowerbeds.

LOCATION

Driving along Saintfield Road, turn into Newton Park. Turn into Glenholm Park and right into The Avenue.

OTHER INFO:

Tenure: Freehold

Rates: £1,364/per annum



		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		68
E	39-54	49	
F	21-38		
G	1-20		
Not energy efficient - higher running costs			