

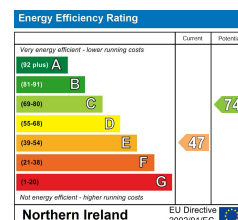


14 Cotswold Avenue, Newton Park, Belfast, BT8 6NA

Asking Price £249,950

Located just off Newton Park and positioned in this prime and sought after area that continues to be in exceptionally high demand, given its close proximity to many amenities we are delighted to bring to the market for sale 14 Cotswold Avenue, a spacious and well maintained and extended semi detached home that we are sure will be of instant appeal to the many 1st time buyers hoping to locate to the area. This home offers well proportioned accommodation boasting 3 good size bedrooms, a bright and spacious lounge / dining room that leads to an extended family room, an extended modern fitted kitchen, a white bathroom suite and it also has the added bonus of a ground floor w/c. Outside there are gardens to the front, side and rear and with off street parking for at least 3 cars that lead to the attached garage. This chain free home is sure to be in high demand, given its location, size and overall finish. Immediate viewing would be recommended.

- Extended semi detached home
- Lounge open to the dining area
- Modern and extended kitchen
- Oil fired central heating
- Good off street parking leading to the attached garage
- Three good size bedrooms
- Extended family room
- 1st floor bathroom suite / Ground floor w/c
- Double glazed windows (bar 1)
- Gardens to the front, side and rear



The accommodation comprises

Pvc double glazed front door leading to entrance hall

Entrance hall



Cloaks under stairs.

Cloaks



Ground floor w/c comprising low flush w/c, wash hand basin.

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



At widest points. Open to the dining area.

Dining area



Access to the extended family room.

Extended family room 11'3 x 9'6 (3.43m x 2.90m)



Built in storage.

Extended kitchen 18'5" x 7'7" (5.63 x 2.32)



Modern fitted kitchen with a range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, cooker space, extractor fan, integrated fridge freezer, integrated dishwasher, breakfast bar.

1st floor

Bedroom 1 11'3 x 10'8 (3.43m x 3.25m)



Bedroom 2 11'4 x 10'8 (3.45m x 3.25m)



Bedroom 3 8'11 x 8'5 (2.72m x 2.57m)



Built in robe.

Bathroom



White suite comprising panelled bath, mixer taps, Mira Sport shower above, low flush w/c, wash hand basin with storage below, fully tiled walls, roof space access, hot press.

Outside



Brick paved driveway with off street parking for at least 3 cars leading to the attached garage.

Attached garage 15'5 x 11'9 (4.70m x 3.58m)

Up and over door, light and power, housing oil fired boiler, plumbed for washing machine.

Front / side gardens

Well maintained front and side gardens laid in lawn,

Rear gardens

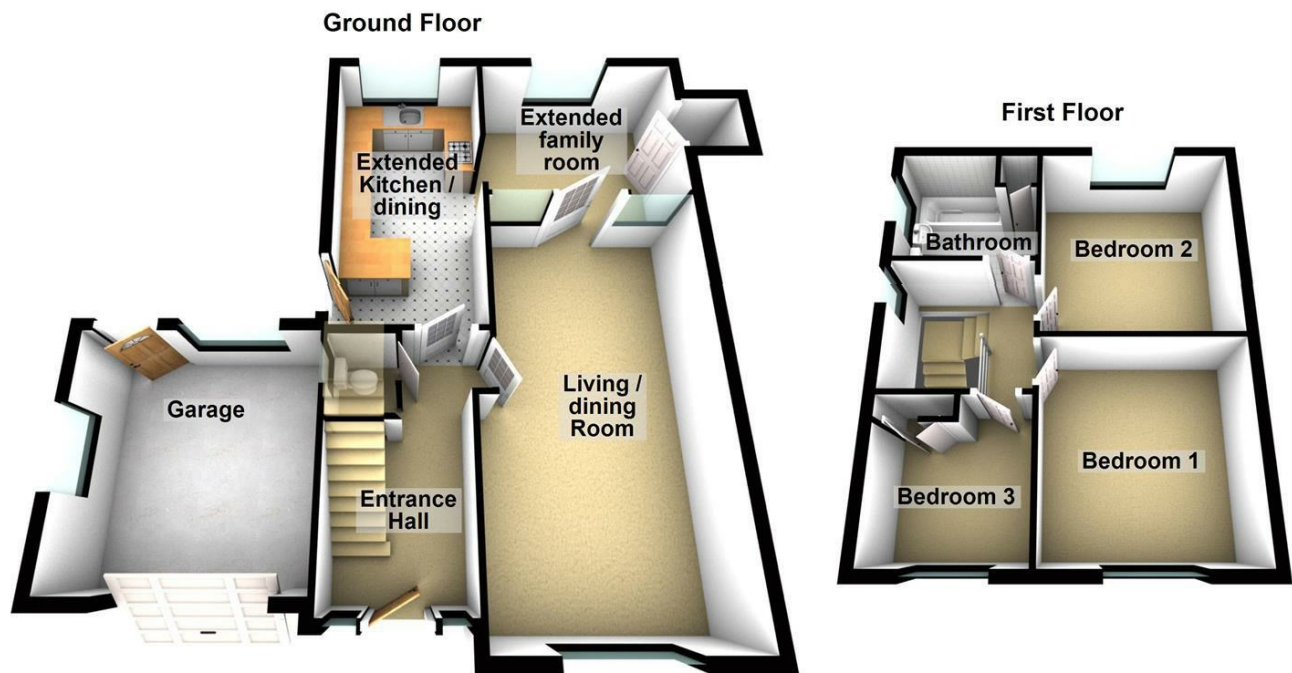


Neat gardens to the rear laid in lawn with a range of plants, trees and shrubs.

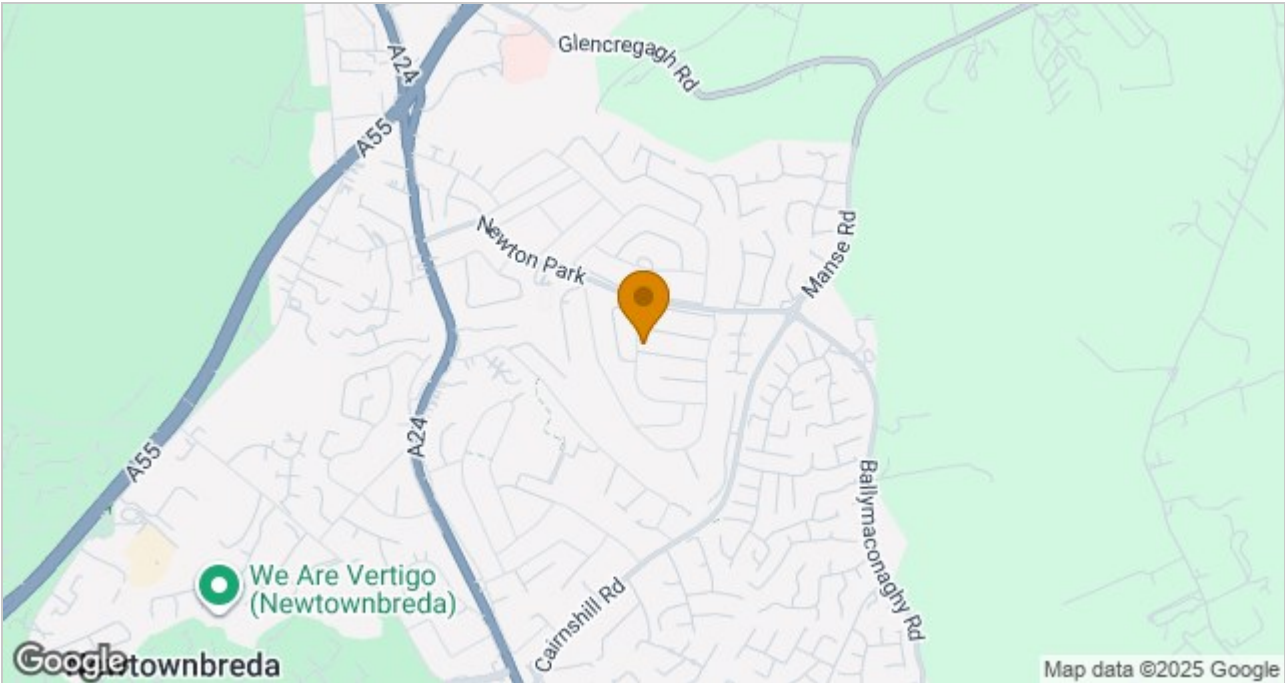
Rear elevation



Floor Plan



Area Map



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