



## 12 Lennox Avenue, Four Winds, Belfast, BT8 6LA

**Asking Price £224,950**

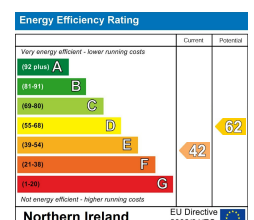
Lennox Avenue is a popular residential location in the Four Winds area off Breda Park, offering convenience to the local shops, off Newton Park as well as being only a short walk to Forestside Shopping Centre. Transport links and main arterial routes, leading primary and post primary schools are all close by.

Internally the property comprises two reception rooms and an extended fitted kitchen on the ground floor, with three bedrooms and white bathroom suite on the first floor.

Outside there is a gardens laid in lawn to the front, driveway with ample parking leading to detached garage and mature rear garden and patio area.

An excellent home that offers superb potential for those hoping to purchase a property within the Four Winds area, that they can add their own fit and finish to.

- Extended Semi Detached Home
- Two Receptions
- Downstairs W/C
- Oil Heating/Double Glazed
- Detached Garage
- Three Bedrooms
- Fitted Kitchen
- White Bathroom Suite First Floor
- Driveway With Ample Parking
- Enclosed Rear Gardens

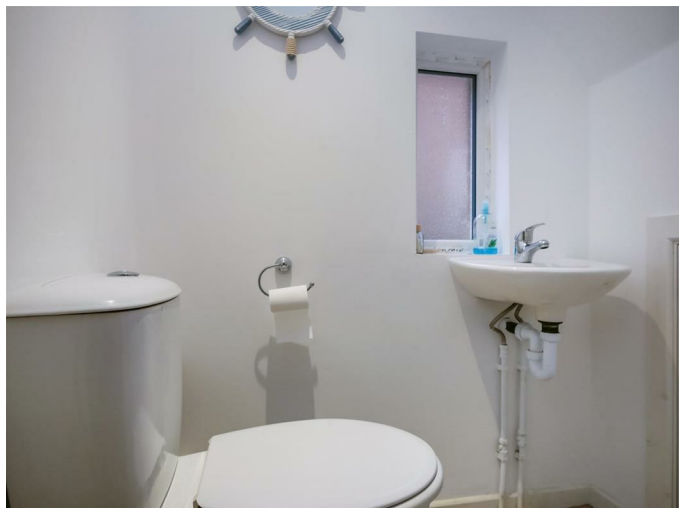


## Entrance



Pvc glass panelled front door with glazed side panels to entrance hall.

## Downstairs w.c



Sink unit with mixer taps. Low flush w.c

## Lounge 12'6 x 11'1 (3.81m x 3.38m)



Fireplace with wooden surround.

## Living / Dining Area



Cast iron fireplace with wooden surround housing an open fire.

## Extended Kitchen / Dining Area 16'7 x 7'0 (5.05m x 2.13m)



Full range of high and low level units, single drainer stainless steel sink unit with mixer taps, built in 4 ring hob, overhead extractor fan, stainless steel oven, plumbed for washing machine, Part tiled walls. Breakfast bar.

## First Floor

**Bedroom One 12'8 x 8'5 (3.86m x 2.57m)**



Laminate flooring. Triple mirrored sliding robes. Hot-press.

**Bedroom Two 12'4 x 11'0 (3.76m x 3.35m)**



Built in storage.

**Bedroom Three 7'2 x 7'1 (2.18m x 2.16m)**



Built in robe.

### White Bathroom Suite



Comprising panelled bath with mixer taps and chrome shower, pedestal wash hand basin, low flush w.c Part tiled walls. Tongue and groove ceiling.

### Landing

Access to the roof space via fold down ladder. Floored for storage. Skylight window.

### Outside Front



Front garden laid in lawns.

Brick paved driveway with ample parking leading to detached garage.

### Detached Garage 24'6 x 10'5 (7.47m x 3.18m)

Up and over door.

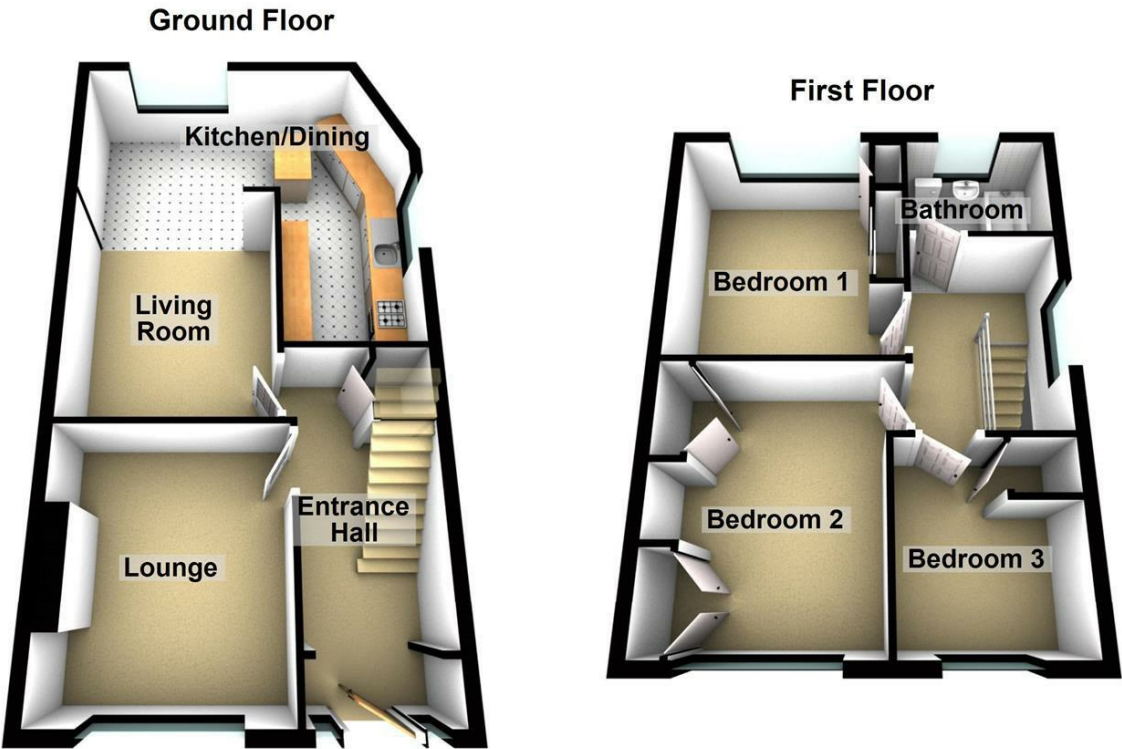
## Outside Rear



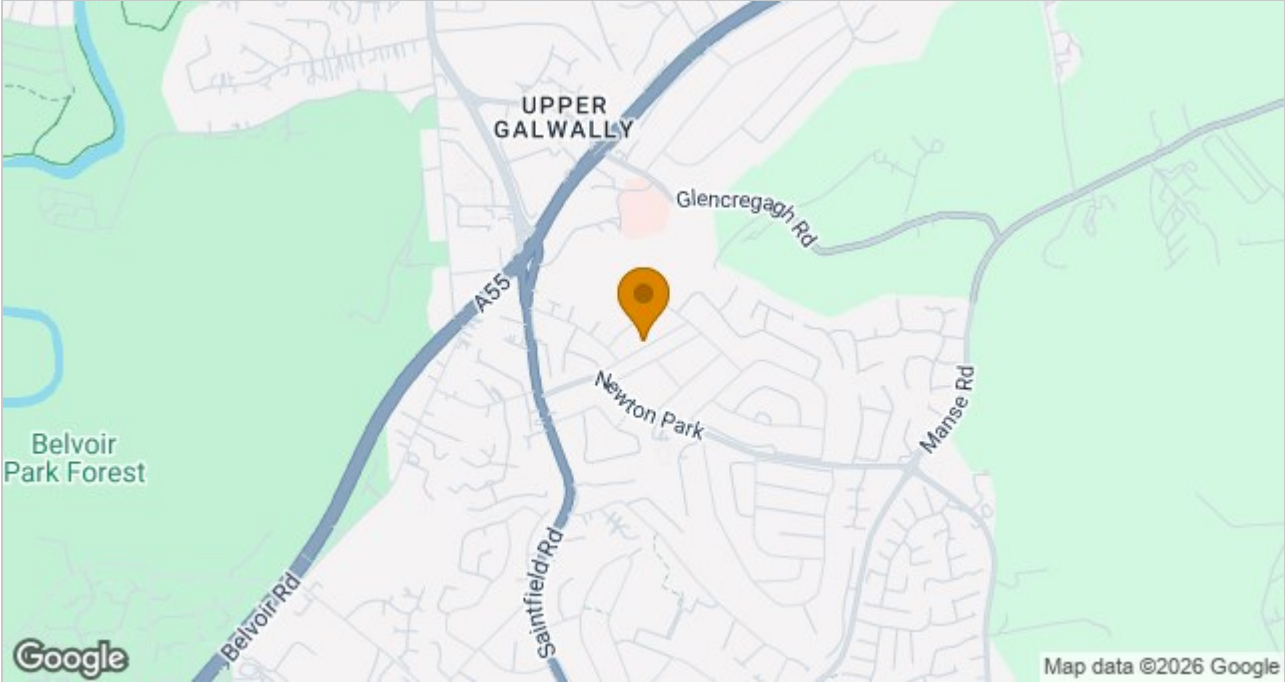
Enclosed rear garden laid in lawns, flagged patio area. Timber fencing and mature hedging.  
Pvc oil tank, housed oil fired boiler.



Floor Plan



Area Map



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