

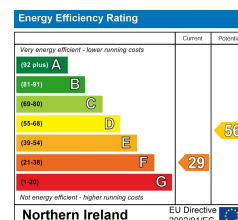


## 43 Glendale Avenue South, Newton Park, Belfast, BT8 6LG

**Asking Price £229,950**

Located just off Newton Park in the Four Winds, this semi detached home has been updated and modernised, leaving any potential buyer with very little to do but move in! The property benefits from a spacious lounge to the front, a modern fitted kitchen with dining area that overlooks the garden to the rear. On the first floor there are three good size bedrooms and white bathroom suite with additional shower cubicle. Outside there is a driveway with off street parking that leads to a detached timber garage and an enclosed rear garden and patio area that captures the afternoon sun. The Four Winds area continues to be one of the most desirable locations to live in, with convenience shopping and transport links to most parts of the city on your doorstep and recent sales have indicated high levels of interest from those hoping to get their foot on the property ladder! An excellent home in a great location.

- Semi detached home with beautiful views to the front
- Spacious lounge with feature fireplace
- 1st floor bathroom suite with additional shower cubicle
- Oil heating
- Off street parking leading to a detached timber garage
- Three good size bedrooms
- Kitchen with dining area
- Ground floor w/c
- Double glazed windows
- Good size gardens to the rear

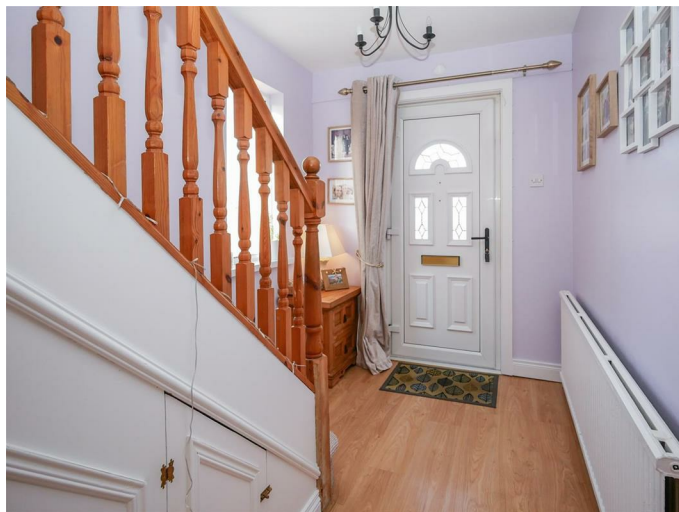




### The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

#### Entrance hall



Laminate flooring.

#### Cloaks

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

#### Lounge 13'4 x 11'3 (4.06m x 3.43m)



Laminate flooring, Marble fireplace with raised hearth.

#### Kitchen / dining area 18'3 x 10'1 (5.56m x 3.07m)



Full range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and under oven, extractor fan. plumbed for washing machine, plumbed for dishwasher. Open to the family dining area.

#### Additional kitchen image



## Family dining area



Laminate flooring, double glazed French doors to the rear gardens.

## 1st floor

Landing, access to the roof space, light and power.

## Bedroom 1 12'3 x 10'9 (3.73m x 3.28m)



Built in mirrored robes. Beautiful views from this bedroom.

## Bedroom 2 11'1 x 10'9 (3.38m x 3.28m)



## Bedroom 3 8'2 x 7'2 (2.49m x 2.18m)



Built in robe.

## Bathroom 8'8 x 6'7 (2.64m x 2.01m)



White suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, fully tiled walls, extractor fan, recessed spotlights,



timber floor, corner shower cubicle with Triton Madrid shower.

### Outside

Off street parking that leads to the detached timber garage.

**Timber garage 24'2 x 9'3 (7.37m x 2.82m)**

Up and over door, light and power.

### Front gardens

Garden to the front laid in lawn.

### Rear garden



Garden to the rear laid in lawn, with additional patio area. Pvc oil tank, boiler house housing oil fired boiler.

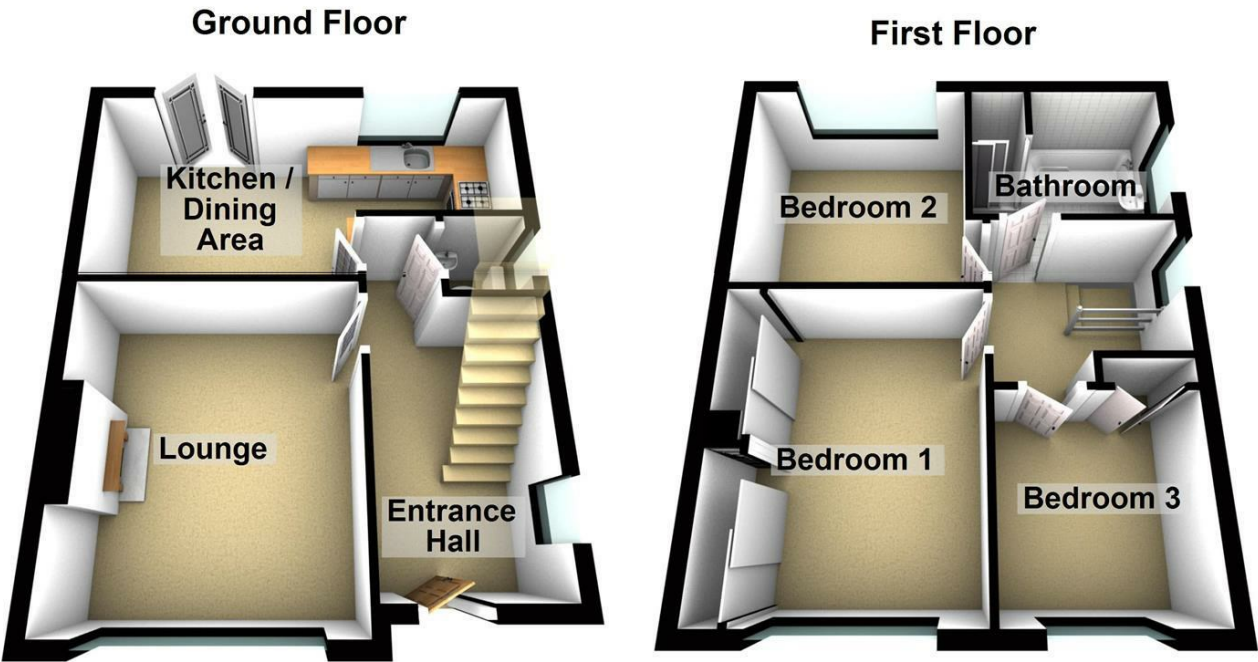
### Rear elevation



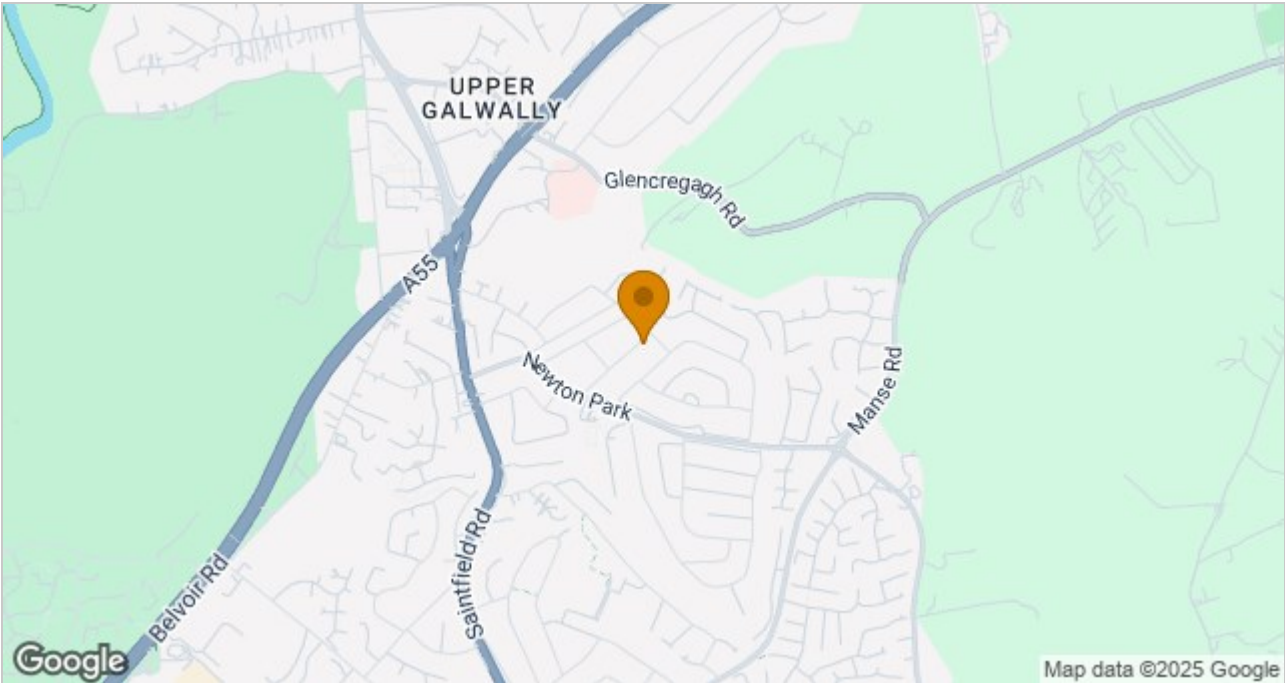
### Views



Floor Plan



Area Map



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