



5 Mount Michael Grove, Four Winds, Belfast, BT8 6ZJ

Asking Price £269,950

Mount Michael Grove is just off Mount Michael Park in the Four Winds, offering convenience to the shops off Newton Park and only a short distance from Forestside Shopping Centre and leading schools both primary and post primary.

Internally the property offers well proportioned accommodation comprising, on the ground floor, spacious lounge to the front and fitted kitchen / dining area to the rear providing direct access to the patio and garden.

On the first floor there are three double bedrooms, master with en-suite and family bathroom suite. Outside there is a tarmac driveway with ample parking and enclosed rear patio and garden that captures the afternoon sun. An excellent home in a great location.

- Detached Family Home
- Master With En-Suite
- Fitted Kitchen Open To Dining Area
- Oil Heating
- Driveway With Ample Parking
- Three Double Bedrooms
- Spacious Lounge
- White Bathroom Suite
- Double Glazed
- Enclosed Patio & Garden To Rear That Captures Afternoon Sun

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		58	65
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

Entrance



Hardwood glass panelled with side panels to entrance hall. Tiled flooring. Under-stairs storage.

Lounge 18'6 x 11'4 (5.64m x 3.45m)



Stone fire-place with granite inset and hearth. Oak flooring in herringbone style.





Kitchen/Dining 18'2 x 10'7 (5.54m x 3.23m)



Shaker Style fitted kitchen with glazed cabinets. single drainer 1 1/4 bowl sink unit, built in hob and under oven, stainless overhead extractor fan. Plumbed for washing machine. Integrated dish-washer. Tiled flooring. Pvc glass panelled doors. Spot-lights.





First Floor

Bedroom One 14'2 x 10'5 (4.32m x 3.18m)



En-suite 7'9 x 3'4 (2.36m x 1.02m)



Comprising large walk in shower cubicle, shower unit with drench head hand shower, pedestal wash hand basin with mixer taps. low flush w,c Heated Anthracite grey radiator.

Bedroom Two 11'6 x 10'5 (3.51m x 3.18m)



Floorboards sanded and varnished.

Bedroom Three 10'2 x 8'4 (3.10m x 2.54m)



White Bathroom Suite 8'0 x 7'3 (2.44m x 2.21m)



Comprising panelled bath with mixer taps with telephone hand shower, pedestal wash hand basin , low flush w.c Part tiled walls.
Floor boards sanded and stained. Spot-lights.

Landing

Access to the roof-space via fold down ladder.

Outside Front

Tarmac driveway with ample parking.

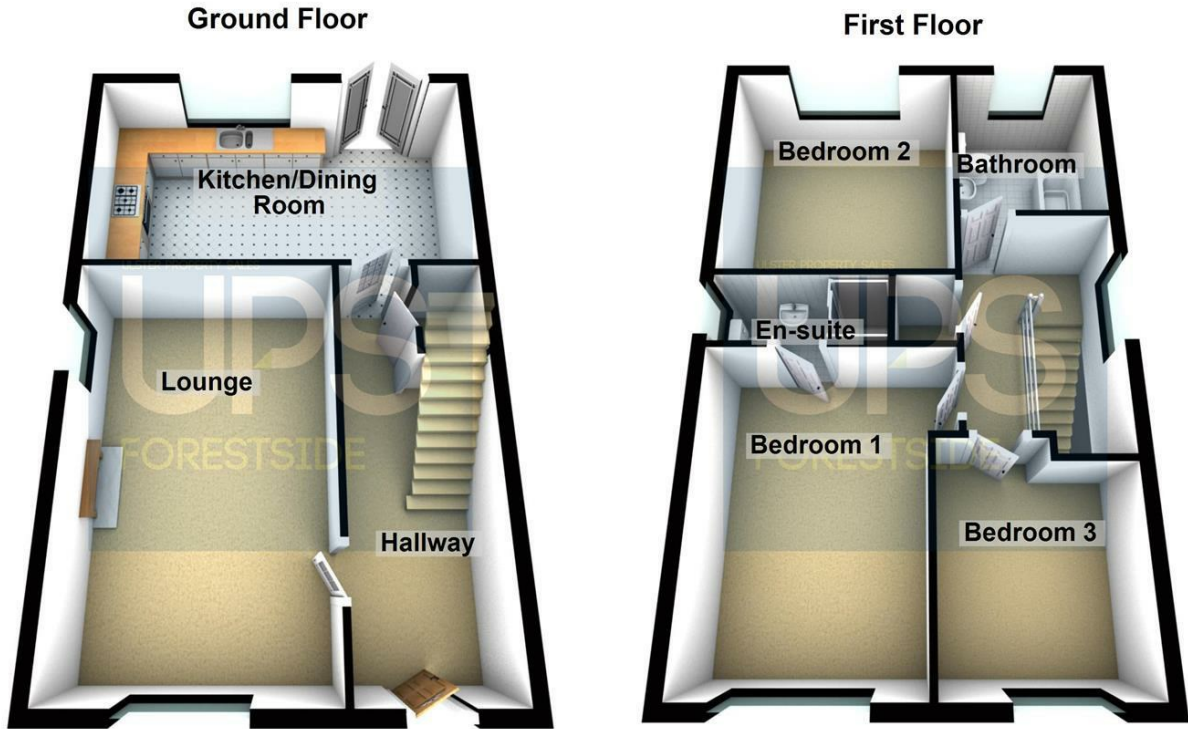
Outside Rear



Enclosed flagged patio area to the rear. Bordered by timber fencing. Captures afternoon sun . Housing oil boiler.

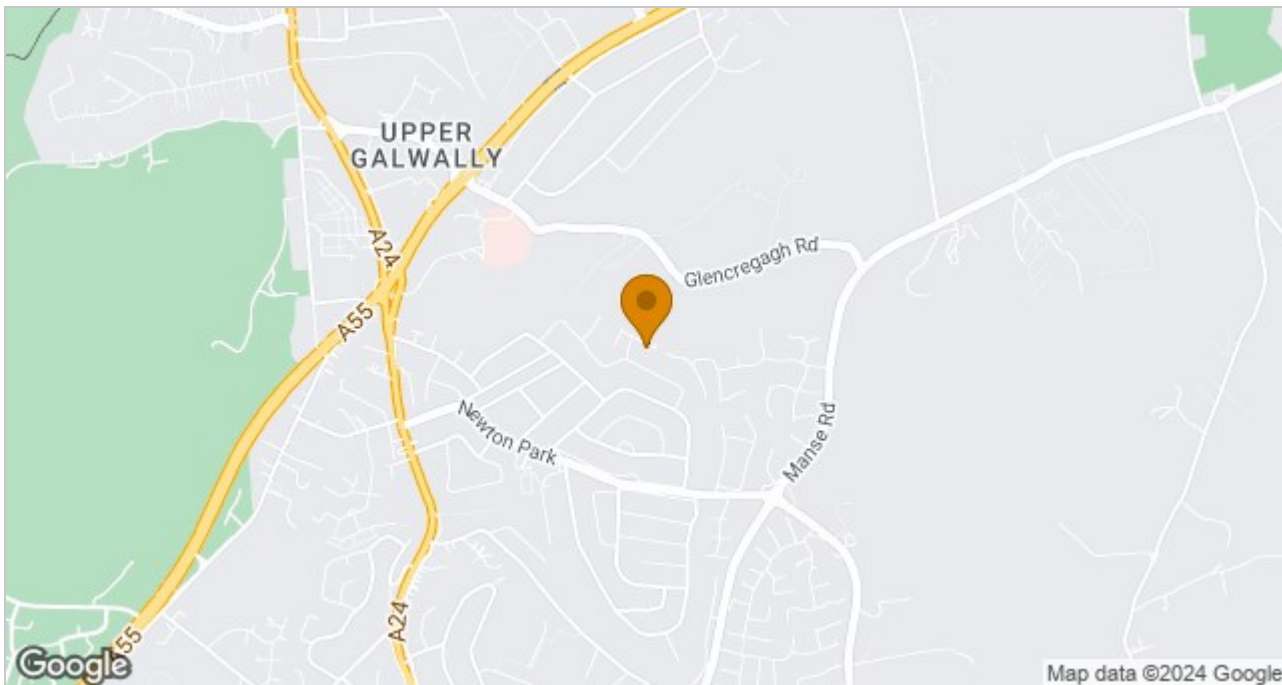


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

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

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