JOHNMINNIS

4 FERGUSON DRIVE

Belfast, BT4 2AZ

Offers over **£220,000**

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Located off the prestigious Belmont Road in East Belfast, 4 Ferguson Drive is a fantastically appointed four-bedroom mid-townhouse.

KEY FEATURES

- Well Presented Four Bedroom Victorian Mid Townhouse

- Within Walking Distance to both Ballyhackamore and Belmont Villages

- Recently Decorated Throughout, Retaining many Original Features

- Spanning Approximately 1500 Square Feet Across Three Floors

- Open Plan Living and Dining Room with Dual Aspect Windows

- Fitted Kitchen Leading to Rear Courtyard

- Four Well Proportioned Bedrooms

- Fully Fitted Bathroom with Modern White Suite

- Enclosed Private Rear Courtyard and Gate Access to Rear Alleyway

- Gas Fired Central Heating – New Boiler 2024 & Brand New UPVC Double Glazing

- Early Viewing Highly Recommended

- Broadband Speed - Ultrafast

ROOM DETAILS

Ground Floor

- Porch
- Reception Hall
- Open Plan Living/Dining Room
  25'3" x 11'5"
- Kitchen

First Floor

- Landing
- Family Bathroom
- Bedroom One
  15'4" x 11'
- Bedroom Two
  10'9" x 9'1"

Second Floor

- Bedroom Three
  15'4" x 11'
- Bedroom Four
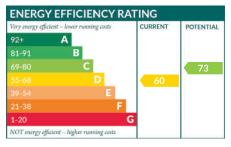 11' x 7'9"

Outside

- Rear Yard

DIRECTIONS

Travelling along the Belmont Road in the direction of Belfast City Centre, turn right on to Ferguson Drive. Number 4 is located on the left hand side.

THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING

		CURRENT	POTENTIAL
Very energy efficient – lower running costs			
92+	A		
81-91	B		
69-80	C		73
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		
NOT energy efficient – higher running costs			

Scan QR Code - for floor plans and to arrange a viewing.

OUR BRANCHES

B' FAST (028) 9065 3333   **H'WOOD** (028) 9042 8888   **BANGOR** (028) 9131 3833   **D'DEE** (028) 9188 8881   **COMBER** (028) 9187 1212

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