



## 8 Lakeside Drive, Belfast, BT10 0NU

**Price Guide £240,000**

We are pleased to present for sale this well presented semi-detached home located just off Finaghy Road South. The accommodation comprises living room open plan to dining room, contemporary kitchen, ground floor shower room, three bedrooms and first floor bathroom suite. There is an enclosed rear garden in lawn with paved patio area, front garden area and driveway providing off street parking. Gas fired central heating and PVC double glazing are both in place. Located within easy reach to a host of excellent amenities including leading primary & post primary schools, transport links and shops, viewing is highly recommended.

- Well Presented Semi - Detached Home
- Contemporary Kitchen With Excellent Range Of Units
- Three Good Sized Bedrooms All With Built In Storage
- Driveway & Front Garden Area
- Ideal First Time Buy / Family Home
- Living Room Open Plan To Dining Room
- Ground Floor Shower Room & First Floor Bathroom
- Enclosed Rear Garden In Lawn With Patio Area
- Gas Fired Central Heating / PVC Double Glazing
- Close To Leading Schools, Sir Thomas & Lady Dixon Park & Excellent Transport Links

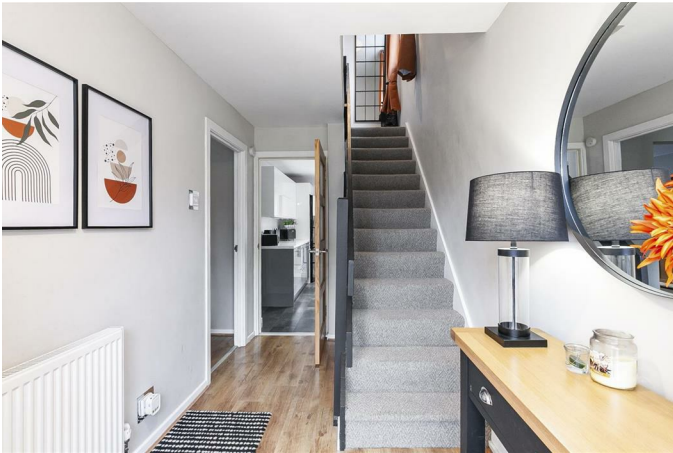
Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**  
PVC front door.

**RECEPTION HALL**



Laminate wood flooring.

**LIVING ROOM 12'1" x 9'10" (3.7 x 3.0)**



Laminate wood flooring. Open plan to dining room.



**DINING ROOM 11'5" x 8'6" (3.5 x 2.6)**



**KITCHEN 12'1" x 7'6" (3.7 x 2.3)**



Excellent range of high and low level gloss units, stainless steel extractor fan, 1.5 single drainer stainless steel sink unit with mixer tap, recessed spot lighting.

**UTILITY 7'6" x 2'11" (2.3 x 0.9)**  
Plumbed for washing machine.

**SHOWER ROOM**



Contemporary suite comprising wash hand unit with vanity below, walk in shower, low flush W.C, chrome wall mounted radiator.

## ON THE FIRST FLOOR

### BEDROOM ONE 12'5" x 9'6" (3.8 x 2.9)



Built in robes.

### BEDROOM TWO 9'6" x 9'6" (2.9 x 2.9)



Built in robe.

### BEDROOM THREE 9'6" x 6'6" (2.9 x 2.0)



Built in robe.

## BATHROOM



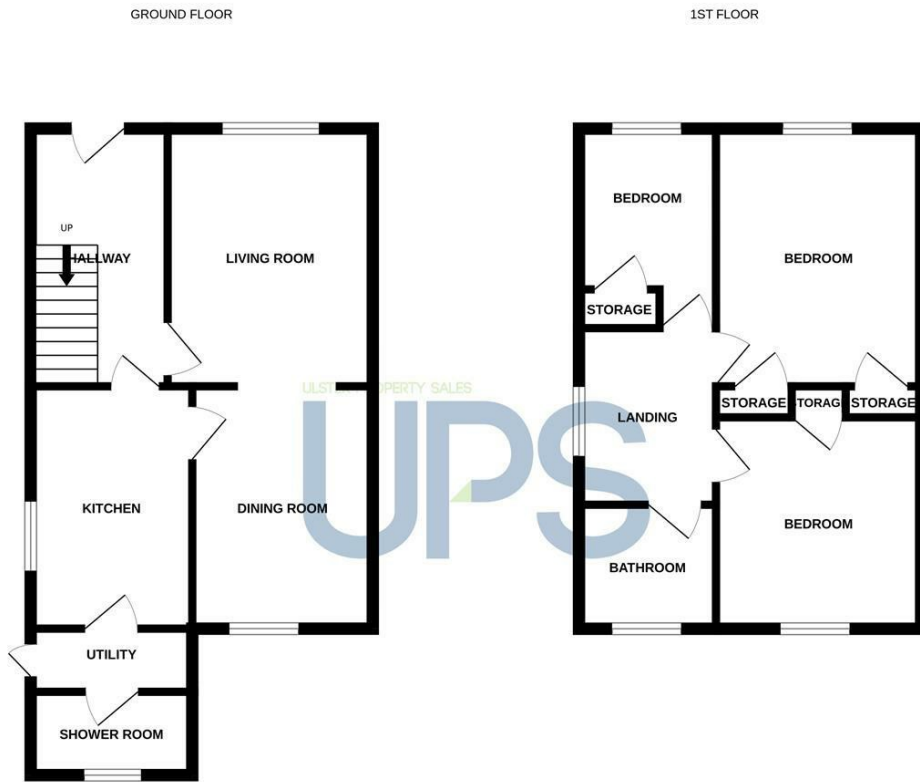
White suite comprising panel bath, low flush W.C, pedestal wash hand basin, chrome wall mounted radiator.

## OUTSIDE



Enclosed rear garden in lawn with patio area, front garden area, driveway.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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# 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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