

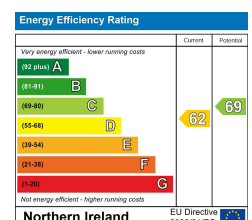


6 Sicily Park, Belfast, BT10 0AJ

Offers Over £350,000

Beautifully presented and extended to an exceptional standard we are pleased to offer to the market this semi-detached home located just off the Upper Lisburn Road in South Belfast. The bright and spacious accommodation comprises beautiful front lounge with bay window, excellent open plan living / kitchen / dining area with a wide range of units and double doors to rear garden and ground floor W.C. The first floor comprises three bedrooms and luxury bathroom suite. Externally there is a substantial garden to rear in lawn with two patio areas and driveway to front providing ample off street parking. Gas fired central heating and PVC double glazing are also in place. With leading schools, excellent transport links and many shops and restaurants all close by, this home will appeal to many therefore early viewing is recommended.

- Beautifully Presented Extended Semi-Detached Home
- Open Plan Kitchen / Living / Dining With Range Of Integrated Appliances
- Three Bedrooms, Two With Built In Robes
- Enclosed Rear Garden In Lawn With Two Patio Areas
- Close To Leading Schools, Lisburn Road & Within Easy Commuting Distance To Belfast City Centre
- Front Lounge With Bay Window And Feature Fireplace
- Downstairs W.C
- Luxury Bathroom Suite With Bath & Walk In Shower
- Front Driveway Providing Off Street Parking
- Gas Fired Central Heating / PVC Double Glazing



**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door to tiled reception porch.

RECEPTION HALL



Tiled floor, storage under stairs.

LOUNGE 17'0" x 13'5" (5.2 x 4.1)



Wood floor, attractive open fire.



**KITCHEN / LIVING / DINING 29'3" x 18'4" at
widest points (8.92 x 5.6 at widest points)**



Excellent range of high and low level units, integrated double oven, integrated fridge / freezer, gas hob, stainless steel extractor fan, integrated dishwasher, double doors to rear garden, velux windows, tiled floor to kitchen / dining area. Fireplace and wood flooring to living area.



W.C

Low flush W.C, wash hand basin, wooden wall panelling, tiled floor.

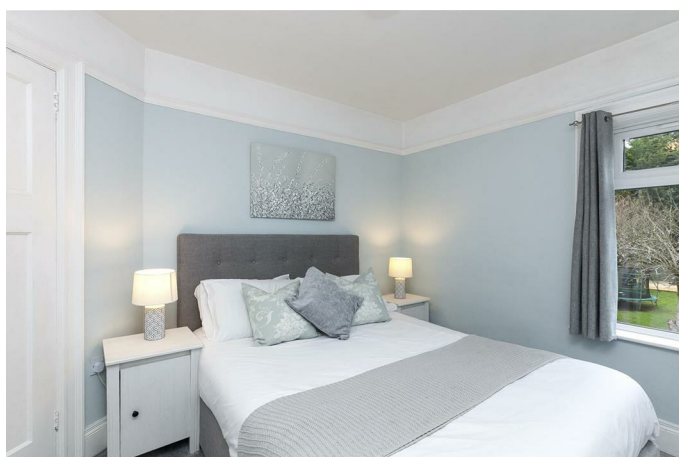
ON THE FIRST FLOOR

BEDROOM ONE 10'9" x 9'6" (3.3 x 2.9)



Built in robes.

BEDROOM TWO 11'1" x 9'2" (3.4 x 2.8)



Built in robes.

BEDROOM THREE 10'9" x 6'2" (3.3 x 1.9)



BATHROOM



White suite comprising bath, pedestal wash hand basin, low flush W.C, walk in shower, part tiled walls, tiled floor.

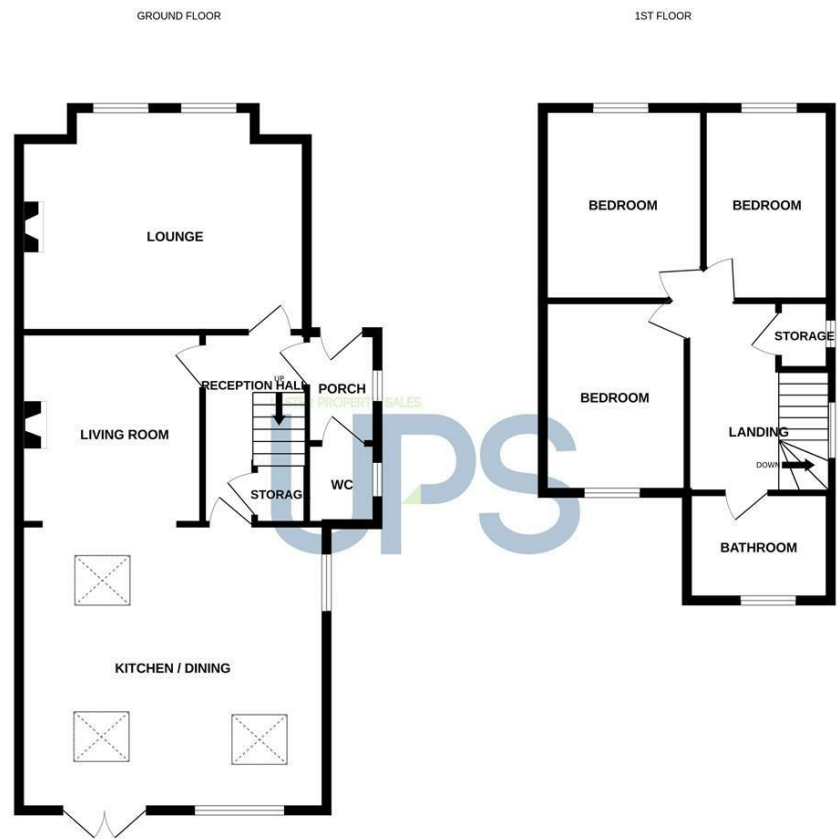
OUTSIDE



Substantial enclosed rear garden in lawn with two patio areas. Driveway providing off street parking to front.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix C2025

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

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200	BANGOR 028 9127 1185	DONAGHADEE 028 9188 8000	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
BALLYHACKAMORE 028 9047 1515	CARRICKFERGUS 028 9336 5986	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929	
BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444	



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark