

GERARD MCCLINTON  
ESTATE AGENT



7 Locksley Parade, Belfast, BT10 0EL

Offers in the region of £169,950



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# 7 Locksley Parade

Belfast, BT10 0EL

- 3 Bedroom Semi Detached
- Dining Kitchen with Range of Fitted Units
- Oil Fired Central Heating & Double Glazing
- Could Be A Fantastic Home or Buy to Let - Current Tenants in Situ (Month to Month)
- Living Room with Laminate Wooden Floor
- Ground Floor Bathroom with White Suite Inc: Bath & Electric Shower
- Extensive Rear Garden Laid To Lawn
- Highly Desirable Finaghy Location, Close to Schools, Shops and the Lisburn Road

Located in the popular "Finaghy" area of South Belfast, this superb home is very conveniently located and ideal for a wide range of potential buyers including first time, down-sizer's or growing families.

The property comprises a living room to the front with laminate wood flooring, a dining kitchen to the rear with a range of white high and low level units, and the bathroom with bath and shower. On the first floor are three generous bedrooms.

Outside to the front is an attractive pebbled garden, to the rear is an extensive garden with covered patio area and large lawn, ideal for entertaining and children.

The property currently has tenants in situ, on a month to month basis currently so if it suited a landlord, you could keep the tenants on and renew their agreement, or if you would like this property for your home, the tenants are able to vacate.

This could be either a very nice home, or a good investment.

Give me a call or email if you want more information or wish to book a viewing

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02890992884 - [info@gerardmcclinton.co.uk](mailto:info@gerardmcclinton.co.uk)

Remember to keep an eye on my instagram page [@the.belfast.estate.agent](https://www.instagram.com/the.belfast.estate.agent) for updates on the property market

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## Entrance Hall

## Living Room

10'2" x 12'9" (3.1 x 3.9 )

## Dining Kitchen

13'5" x 8'11" (4.1 x 2.74)

## Bathroom

6'10" x 5'6" (2.1 x 1.69)

## First Floor Landing

## Bedroom 1

12'11" x 11'3" (3.95 x 3.45)

## Bedroom 2

12'11" x 10'9" (3.94 x 3.3 )

## Bedroom 3

10'9" x 6'6" (3.3 x 2)

## Outside





Directions









Floor Plans



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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Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

