



63 Upper Lisburn Road, Belfast, BT10 0GY

Price Guide £250,000

This beautifully presented semi-detached home is situated just off the Upper Lisburn Road in South Belfast. Recently extended and refurbished by the current owners, the accommodation comprises front living room, spacious open plan kitchen / living / dining room with double doors leading to rear garden, ground floor W.C, three bedrooms and modern bathroom suite. Externally, there is a driveway to front providing off street parking and a large private west facing garden to rear. Further benefits include gas fired central heating and PVC double glazed windows. Located close to a range of local amenities this home will appeal to range of prospective purchasers such as first time buyers and young families alike.

- Beautifully Presented Semi Detached Home
- Recently Refurbished & Extended Providing Excellent Accommodation
- Contemporary Fitted Kitchen With Range Of Integrated Appliances
- Front Living Room With Attractive Fireplace
- Downstairs W.C
- Modern Bathroom Suite
- Three Bedrooms
- Gas Fired Central Heating / PVC Double Glazing
- West Facing Rear Garden In Lawn, Detached Garage, Front Driveway
- Close To The Lisburn Road, Motorway Network & Leading Schools

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(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

Composite front door.

RECEPTION HALL



Tiled flooring.

WC

Low flush W.C, wash hand basin.

LIVING ROOM 12'5" x 10'9" (3.8 x 3.3)



Wooden floor, tiled fireplace.

**OPEN PLAN LIVING / KITCHEN / DINING
24'3" x 13'9" (7.4 x 4.2)**



Extensive range of high and low level units, integrated appliances to include double oven, fridge / freezer, dishwasher, Belfast style sink, hob & extractor fan. Tiled flooring, recessed spotlighting, double doors to garden.





ON THE FIRST FLOOR

BEDROOM ONE 11'5" x 10'9" (3.5 x 3.3)



BEDROOM TWO 10'9" x 8'2" (3.3 x 2.5)



BEDROOM THREE 15'5" x 6'2" (4.7 x 1.9)



BATHROOM



Contemporary suite comprising bath with shower over, wash hand basin with storage below, low flush W.C, fully tiled walls, tiled flooring.

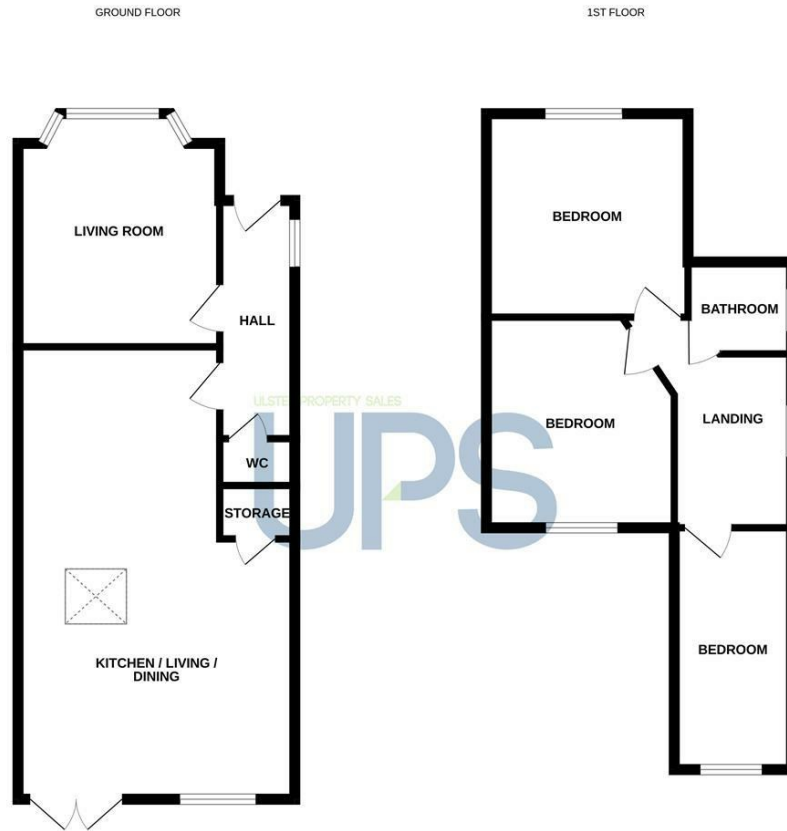
OUTSIDE



Enclosed rear garden in lawn with decked patio area. Front driveway.

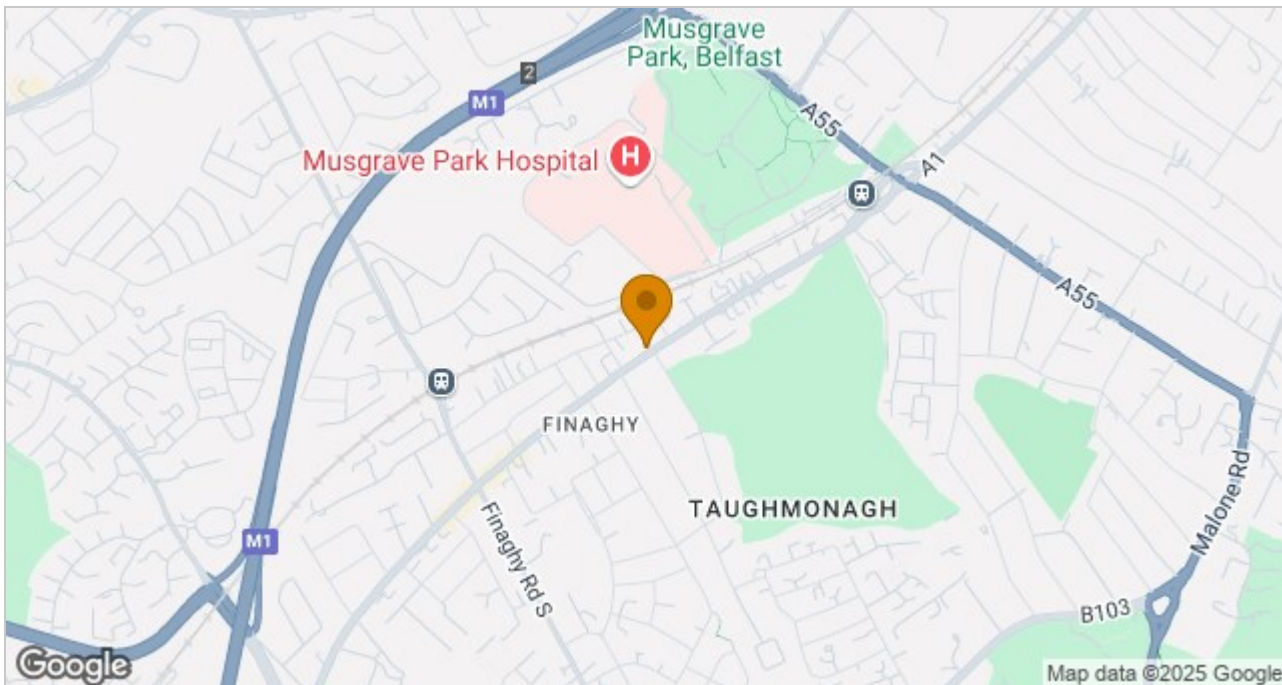
DETACHED GARAGE 20'0" x 10'2" (6.1 x 3.1)

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams 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 ©2025

Area Map



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