



This charming red brick terrace property has been meticulously renovated to offer modern living with a touch of character. It boasts a spacious first floor south facing sun terrace perfect for soaking up the sun. Located in a highly desirable area just off the vibrant Lisburn Road the property is ideally positioned for easy access to local amenities including public transport, restaurants, coffee shops and bars.

The home features a host of attractive elements and is bright, airy and spacious throughout. It comprises of contemporary open plan kitchen with breakfast island which flows seamlessly into a generous living and dining area. The property offers three well proportioned bedrooms, including principal suite on the top floor complete with a walk-in wardrobe and ensuite shower room. A modern bathroom completes the accommodation.

Additional feature include gas fired central heating and traditional hardwood double glazed sash windows.

Offers Over
£425,000

7 Lancefield Road,
BELFAST,
BT9 6LL

Viewing by
appointment
through agent
028 9066 3030



- Beautifully presented Victorian terrace property in prime Malone location
- Modern fully fitted kitchen with breakfast island open to ample living & dining space with French doors to the rear
- Utility Room & Cloakroom/WC
- 3 double bedrooms principal with ensuite shower room & dressing area
- Delightful first floor south facing timber decked area ideal for the sunnier evenings
- Modern bathroom with white suite
- Gas heating & double glazed windows

The Property Comprises:

Ground Floor

Carved front door with glazed arched toplight to . . .

RECEPTION PORCH: Ceramic tiled floor. Glazed inner door and toplight to . . .

RECEPTION HALL: Ceramic tiled floor, part wood panelled walls.

KITCHEN/LIVING/DINING: 40' 4" x 11' 6" (12.29m x 3.51m) (into bay window). Oak wooden floor, cornice ceiling, ceiling rose, cast iron wood burning stove with brick recess and tiled hearth, built-in shelving. Open to ample dining area, storage downstairs.



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KITCHEN: Modern fitted kitchen with range of high and low level units, granite worktops, integrated four ring induction Bosch hob with extractor fan above, glass splash back, integrated fridge and freezer, built-in high level oven and combi microwave. Breakfast island with granite worktop, stainless steel 1.5 sink unit with mixer tap, built-in breakfast bar, oak flooring, uPVC double glazed French doors to rear, feature original red brick wall, low voltage spotlights.



UTILITY AREA: Plumbed for washing machine, laminate worktops, ceramic tiled floor, built-in high level units.

DOWNSTAIRS W.C.: White suite comprising close coupled wc, vanity unit with mixer tap, heated towel rail, ceramic tiled floor, extractor fan.

First Floor Return

uPVC access door to . . .

ROOF TERRACE: Timber decked area with southerly aspect and area for outdoor entertaining, feature lighting and electric.



BATHROOM: White suite comprising low flush wc, vanity unit with mixer tap, built-in cabinet below, tiled bath with shower screen and built-in shower unit, tiled splash back, heated towel rail, ceramic tiled floor, extractor fan, hatch to roofspace.



First Floor

BEDROOM (1): 14' 9" x 13' 7" (4.5m x 4.14m) (into bay window). Cast iron fireplace with tiled inset and hearth, oak flooring, cornice ceiling, ceiling rose.



BEDROOM (2): 11' 1" x 9' 2" (3.38m x 2.79m) Low voltage spotlights.



Second Floor

LANDING: Access to fully floored and insulated roofspace via Slingsby ladder.

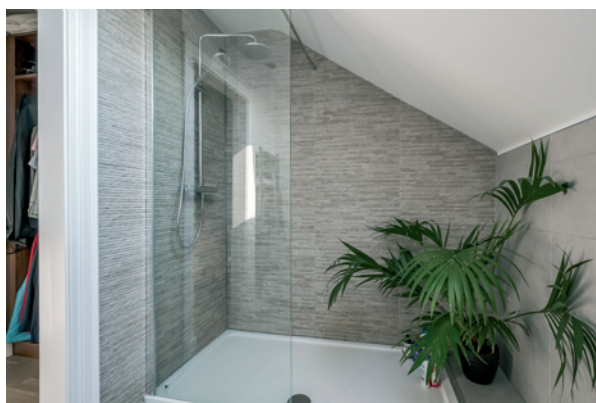
BEDROOM (3): 14' 10" x 10' 8" (4.52m x 3.25m) Low voltage spotlights.



Sliding pocket door to . . .

WALK-IN DRESSING AREA: Built-in shelving and drawers, hatch to roofspace.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer tap and built-in cabinet below, walk-in shower with chrome overhead shower unit, tiled splash back, ceramic tiled floor, part tiled walls, Velux window, heated towel rail, extractor fan.





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Heading out of the city on the Lisburn Road, Lancefield Road is on the left hand side.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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