

GERARD MCCLINTON  
ESTATE AGENT



88 Locksley Park, Belfast, BT10 0AS

Offers in the region of £315,000







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# 88 Locksley Park

Belfast, BT10 0AS

- Extended Semi in Sought After Finaghy
- Separate Living Room with Wood Burning Stove
- 3 Superb Bedrooms
- Re Roofed, Re Wired, Re Plumbed with Gas Heating Boiler
- Garage With Light, Power and Plumbed
- Open Plan, Modern Kitchen and Family Room
- Ground Floor WC
- Contemporary Shower Room
- Driveway with Ample Parking and EV Charger
- Exceptional Rear Garden With Modern Paved Area and Garden to Lawn

Step inside 88 Locksley Park and discover a home where style, comfort, and modern convenience come together seamlessly. This beautifully extended three-bedroom semi-detached residence has been meticulously upgraded over the last decade, offering a standard of living that is as impressive as it is practical.

At the heart of the home lies a bespoke contemporary kitchen, designed for both everyday living and entertaining. Flowing effortlessly into a stunning open-plan family and dining space, it's the perfect setting for gatherings, with French doors opening to the private rear garden.

A separate formal lounge to the front of the property exudes charm and warmth, complete with a wood-burning stove – the ideal retreat on a winter's evening. The ground floor also benefits from a newly created designer WC and cleverly designed concealed storage with plumbing for washing machine beneath the staircase.

On the first floor, there are three beautifully appointed bedrooms, two with built in robes and a luxurious modern shower room, finished to a high specification. A fixed spiral staircase provides access to the converted roof space, fully floored and plastered, with light, power, and a roof window – offering endless possibilities. (subject to appropriate approvals)

This home has been comprehensively modernised with a new roof, rewiring, ethernet cabling to all rooms, replumbing, and gas-fired central heating for complete peace of mind. Outside, a garage with utility plumbing, along with a landscaped garden featuring a paved entertaining area and lawn, creates a perfect balance between relaxation and style.

Situated in the ever-popular Finaghy area, renowned for its excellent schools, transport links, and convenience, 88 Locksley Park is more than just a home – it's a lifestyle.

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## Entrance Hall

## WC

5'2"x 2'7" (1.58x 0.8)

## Living Room

11'0" x 10'11" (3.36 x 3.34)

## Extended Kitchen Family Room

19'2" x 15'10" (5.86 x 4.85)

## First Floor Landing

## Roof space

14'5" x 10'4" (4.4 x 3.17)

## Bedroom 1

11'11" x 9'10" (3.65 x 3)

## Bedroom 2

11'11" x 9'10" (3.65 x 3)

## Bedroom 3

8'6" x 6'6" (2.6 x 2)

## Shower Room

8'2" x 5'10" (2.5 x 1.8)

## Outside

## Garage

15'5" x 8'2" (4.7 x 2.5)





## Directions

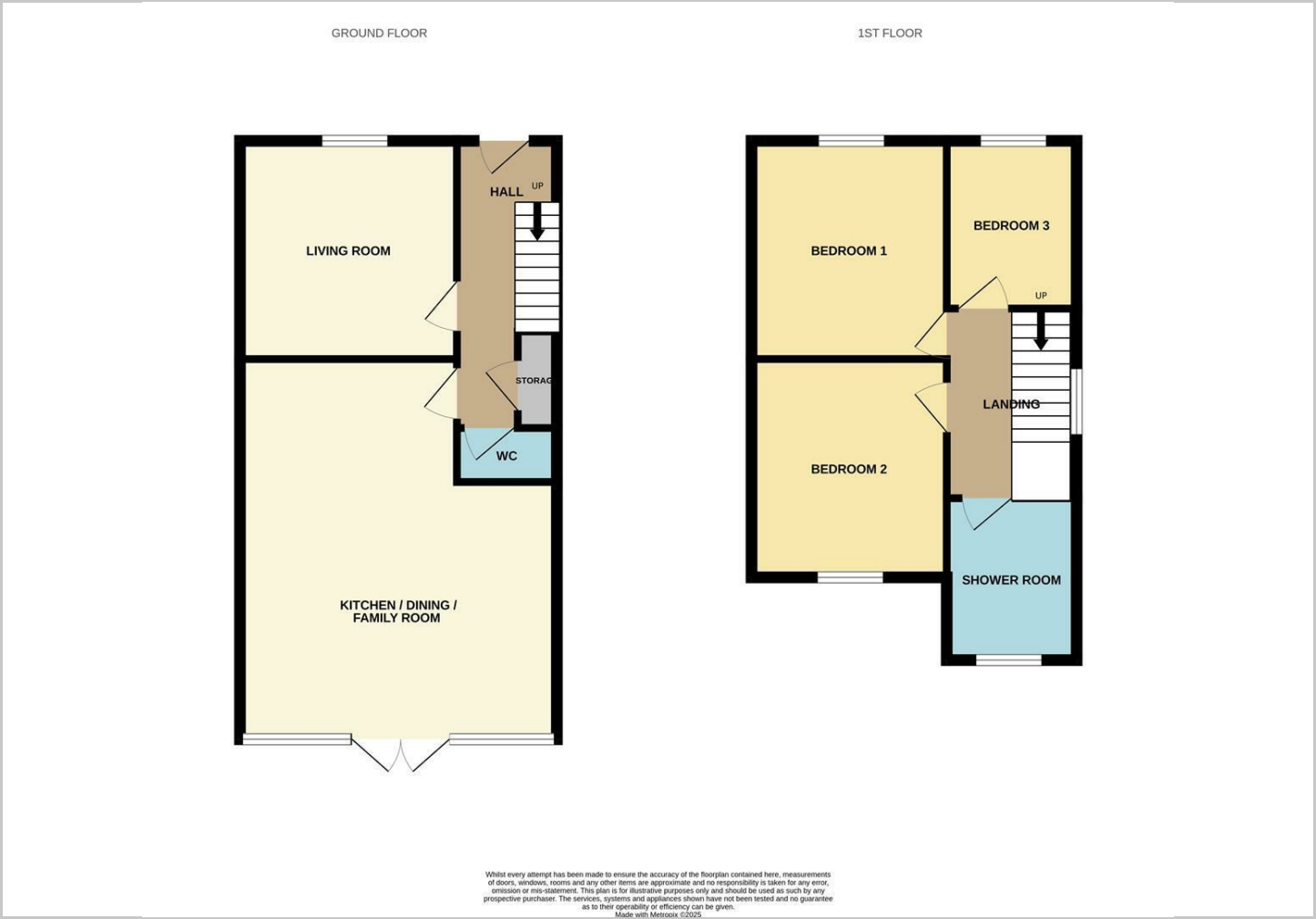








Floor Plans



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

