



98 Sicily Park

Upper Lisburn Road, Belfast

BT10 0AN

Offers Over £269,950

- SEMI DETACHED FAMILY HOME IN PRIME LOCATION ON A GENEROUS CORNER SITE
 - BRIGHT & SPACIOUS LOUNGE
 - SEPARATE DINING ROOM
 - FITTED KITCHEN
 - 3 BEDROOMS
 - FAMILY SHOWER ROOM
 - EXCEPTIONALLY WELL PRESENTED / UPVC DOUBLE GLAZED WINDOWS / OIL FIRED CENTRAL HEATING
 - DETACHED GARAGE AND ADDITIONAL DRIVEWAY PARKING
 - SUPERB, EXTENSIVE SITE WITH FRONT, SIDE REAR GARDENS
 - CONVENIENT TO LOCAL AMENITIES INCLUDING SHOPS, PUBLIC TRANSPORT AND LEADING SCHOOLS
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PROPERTY COMPRISES

This attractive semi detached property is situated in a prime location on a private corner site on the ever popular Sicily Park, just off Upper Lisburn Road.

The property is well presented and tastefully decorated by the current owner and offers spacious, well proportioned accommodation which is finished to an extremely high specification throughout.

The internal accommodation benefits from a bright lounge, separate dining room and modern kitchen on the ground floor. On the first floor there are three bedrooms and a shower room with white suite.

The internal accommodation is perfectly complemented by the large enclosed and private gardens to the front, side and rear with sheltered sitting areas along with a detached garage and ample driveway parking.

This fine home is ideally located close to many local amenities including shops and public transport; viewing is highly recommended.

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69 High Street,
Bangor, BT20 5BD
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PROPERTY DETAILS AND DIMENSIONS

uPVC double glazed front door to entrance porch.

ENTRANCE PORCH Tiled floor, uPVC double glazed door to entrance hall.

ENTRANCE HALL Laminate wood effect floor, cornice ceiling, under stairs storage.

LOUNGE 13' 1" x 10' 5" (3.99m x 3.18m) Laminate wood effect floor, cast iron fireplace with granite hearth, cornice ceiling.

LIVING ROOM WITH OPEN ARCH TO DINING AREA 17' 11" x 10' 5" (5.46m x 3.18m) (overall) Laminate wood effect floor, feature cast iron fireplace with granite hearth, cornice ceiling, connecting door to kitchen.

KITCHEN 14' 1" x 5' 11" (4.29m x 1.8m) Range of high and low level units, Quartz work surfaces with matching splash back, 1.5 bowl sink unit Quooker tap and Quartz drainer, four ring induction hob with Quartz splash back, NordMende electric oven under, extractor fan over, integrated fridge and freezer, integrated dishwasher, wood effect tiled floor, concealed under unit lighting.

FIRST FLOOR LANDING Feature stained glass window.

BEDROOM 10' 7" x 10' 7" (3.23m x 3.23m) Wood flooring.

BEDROOM 10' 8" x 10' 6" (3.25m x 3.2m) Laminate wood effect flooring.

BEDROOM 6' 4" x 5' 11" (1.93m x 1.8m)

SHOWER ROOM White suite comprising fully tiled shower cubicle, vanity unit with storage, low flush WC, feature tiled floor, fully tiled walls, panelled ceiling, low voltage spotlights, access to roof space.

OUTSIDE Delightful corner site, front garden in lawns with boundary hedging. Enclosed and private side and rear garden in lawns, boundary fence and hedges, sheltered sitting area. Driveway with parking to the front, additional parking to the side leading to a detached garage.