



16 Lille Park

Upper Lisburn Road, Belfast

BT10 0LR

Offers Over £245,000

- SEMI DETACHED HOME IN A PRIME LOCATION
 - BRIGHT SPACIOUS LOUNGE WITH FEATURE FIREPLACE
 - MODERN KITCHEN WITH DINING AREA
 - 3 BEDROOMS
 - GROUND FLOOR BATHROOM WITH WHITE SUITE
 - OIL CENTRAL HEATING / DOUBLE GLAZED WINDOWS
 - EXCEPTIONALLY WELL PRESENTED THROUGHOUT
 - DRIVEWAY PARKING
 - FRONT & REAR GARDEN WITH TIMBER DECKED SITTING AREA
 - 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 the ever popular Lille Park, just off Upper Lisburn Road.

The property is extremely 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 the bright lounge with feature fireplace and leads to a modern kitchen with dining area along with a bathroom with white suite on the ground floor.

On the first floor there are three well proportioned bedrooms.

The internal accommodation is perfectly complemented by the large enclosed rear garden which has a sheltered sitting area along with driveway parking to the front.

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

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
028 9147 9797

fetherstons.com



PROPERTY DETAILS AND DIMENSIONS

uPVC double glazed front door to entrance hall.

ENTRANCE HALL Sanded and varnished floorboards, glazed door to lounge.

LOUNGE 13' 6" x 11' 11" (4.11m x 3.63m) Sanded and varnished floorboards, feature cast iron fireplace with granite hearth, glazed door to kitchen.

KITCHEN WITH DINING AREA 18' 6" x 7' 11" (5.64m x 2.41m) Range of high and low level units, work surfaces, Blanco single drainer stainless steel sink unit with mixer tap, space for cooker, extractor fan over, plumbed for dishwasher, plumbed for washing machine, part tiled walls, tiled floor, under stairs storage, uPVC double glazed door to rear.

BATHROOM White suite comprising panelled bath, low flush WC, vanity unit with storage, fully tiled shower cubicle, fully tiled walls, tiled floor, tongue and groove ceiling, low voltage spotlights, heated towel rail.

FIRST FLOOR LANDING Sanded and varnished floorboards.

BEDROOM 13' 7" x 10' 4" (4.14m x 3.15m) Sanded and varnished floorboards, built-in robes and storage, decorative fireplace.

BEDROOM 11' 4" x 8' 4" (3.45m x 2.54m) Sanded and varnished floorboards, built-in robes and storage.

BEDROOM 8' 3" x 7' 11" (2.51m x 2.41m) Sanded and varnished floorboards.

OUTSIDE Quiet cul-de-sac location with driveway parking to the front with front garden in loose stones. Delightful rear garden with raised timber deck sitting area, tarmac area with boundary hedge and planting, oil tank and oil fired boiler.

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