



23 Porter Park , Belfast , BT10 0BU

Asking Price £175,000

**Dougan**  
RESIDENTIAL & COMMERCIAL

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## KEY FEATURES

- Bay Fronted, Semi Detached Family Home Requiring Some Modernisation
- The Vibrant Lisburn Road And Finaghy Village Within Walking Distance
- Many Of The Provinces Leading Schools Close At Hand
- Belfast City Centre Easily Accessible By Bus Or Car
- Bay Fronted Living Room
- Rear Dining Room
- Fully Fitted Kitchen
- Three Generous Bedrooms (all with built in storage)
- First Floor Bathroom
- Separate WC
- Front And Rear Gardens Laid In lawns
- Driveway Parking For Several Cars
- Detached Garage
- Oil Fired Central Heating
- Double Glazing
- Superb Family Home - Early Viewing Recommended

## SUMMARY

Semi-detached family home located just off the Upper Lisburn Road in South Belfast. The property benefits from an excellent location with all the amenities of Finaghy Village within easy walking distance. The vibrant Lisburn Road is close at hand and Belfast City is easily accessible by bus or car.

Internally the property requires some modernisation but boasts excellent living accommodation. The ground floor comprises of a bay fronted living room, rear dining room with double doors leading to the garden and a fully fitted kitchen.

The first floor features three generous sized bedrooms (all with built in storage), bathroom and separate WC.

Externally the property benefits from a driveway, detached garage and front and rear gardens laid in lawn with mature hedges.

Early viewing is advised to appreciate this fine family home.







## ACCOMMODATION:

### Ground Floor

#### ENTRANCE HALL:

Pvc front door, cornicing

#### LIVING ROOM: 14' 6" x 13' 9" (4.42m x 4.19m)

Cornicing, feature open fireplace, bay window

#### DINING ROOM: 9' 6" x 7' 9" (2.9m x 2.36m)

Double doors to rear garden, storage

#### KITCHEN: 10' 7" x 10' 7" (3.23m x 3.23m)

Excellent range of high and low level units, integrated oven and hob, partly tiled walls, space for fridge freezer, stainless steel sink unit

#### REAR HALLWAY:

Under stair store

### First Floor

#### LANDING:

Hot press with tank and linen shelving

#### BEDROOM (1): 13' 2" x 12' 1" (4.01m x 3.68m)

Feature fireplace, cornicing, built in storage

#### BEDROOM (2): 12' 2" x 8' 4" (3.71m x 2.54m)

Cornicing, measurement at widest points

#### BEDROOM (3): 10' 2" x 9' 6" (3.1m x 2.9m)

Built in storage, cornicing

#### BATHROOM:

White suite with panel bath and telephone hand shower, pedestal wash hand basin, partly tiled walls

#### W.C:

Low flush w.c, fully tiled walls

### Outside

#### GARAGE: 15' 9" x 8' 6" (4.8m x 2.59m)

Front and rear gardens in lawn with mature hedges





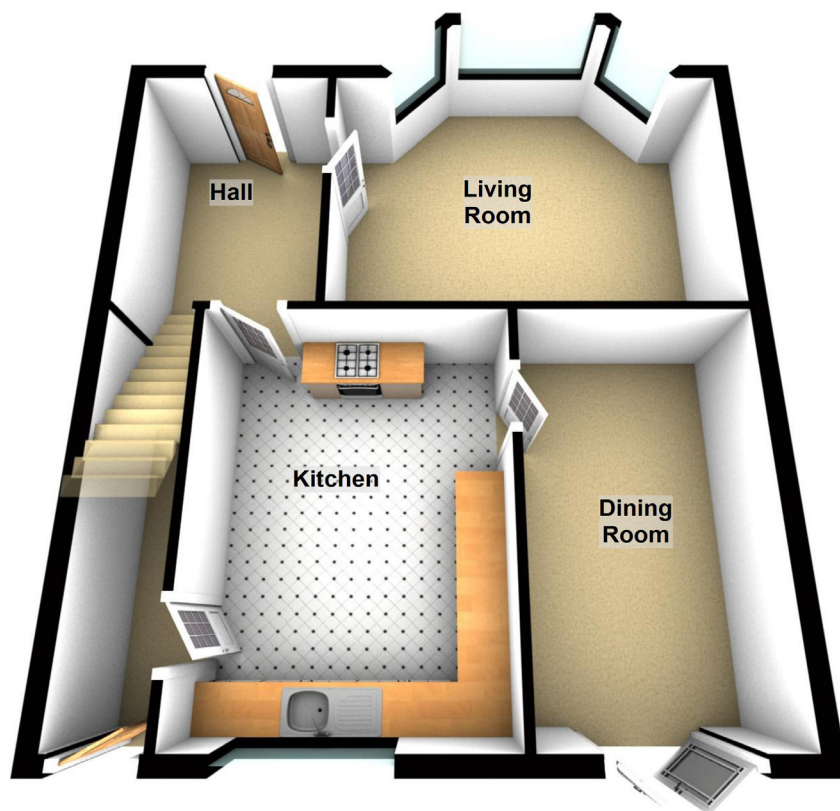






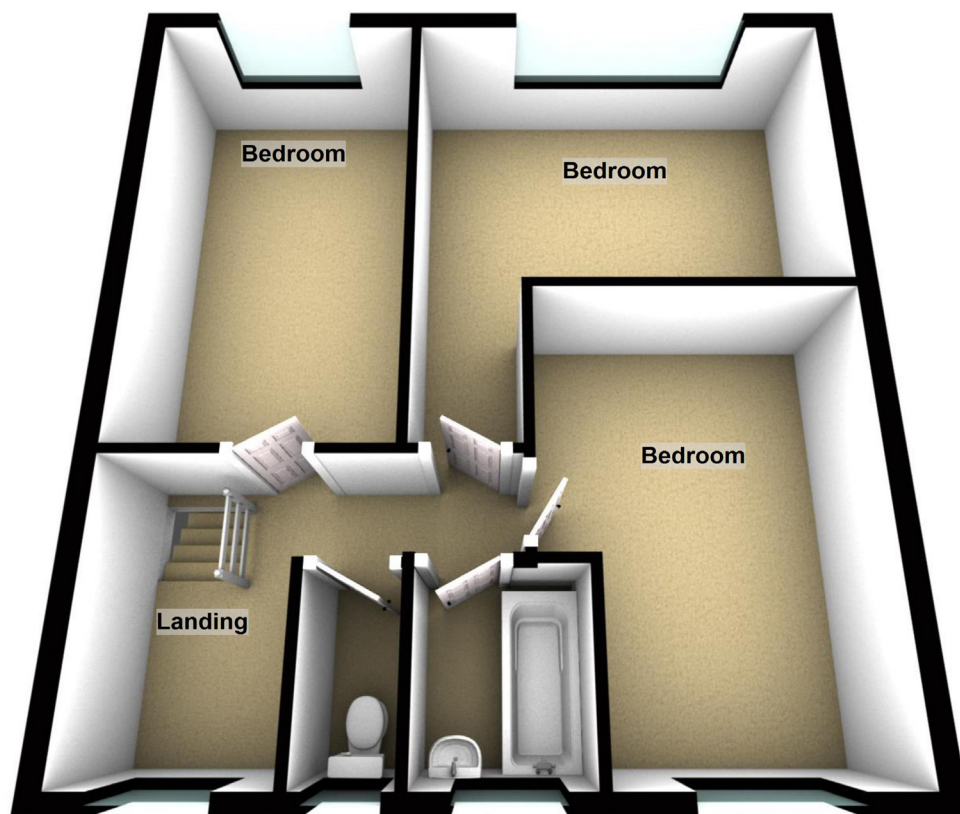


## Ground Floor

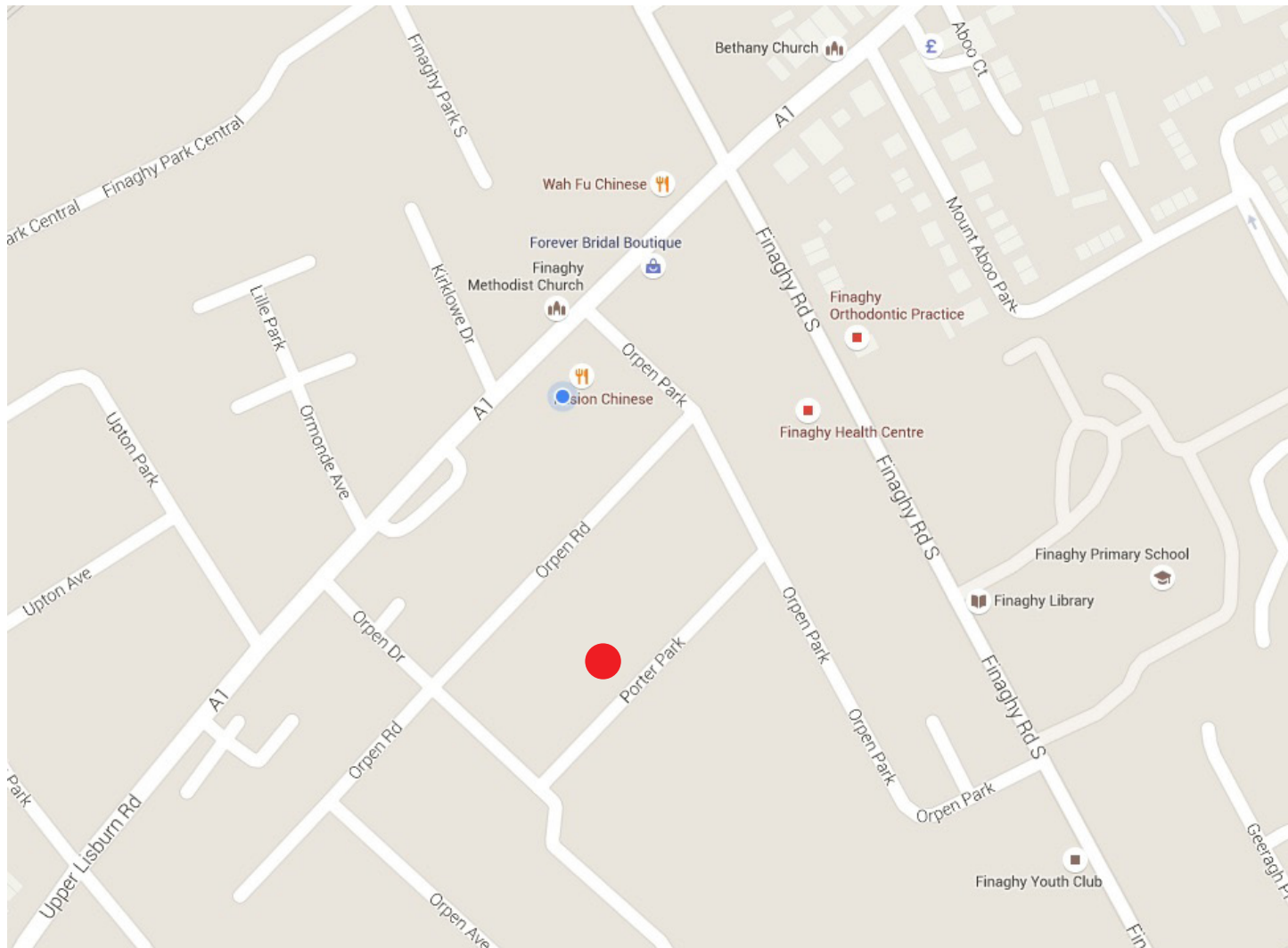


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## First Floor



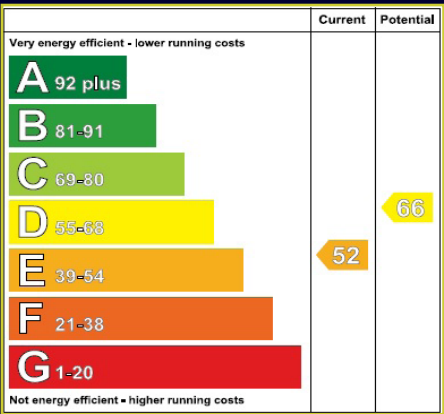
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Travelling on the Upper Lisburn Road, turn right onto Orpen Park and Porter Park is the second turn on the right.



### EPC



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