



7 Kirklowe Drive  
Belfast  
BT10 0LP

Asking Price  
**£179,950**

**Dougan**

RESIDENTIAL

Telephone 028 9030 8855  
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## KEY FEATURES

- Well Presented Semi-Detached Family Home
- Planning Permission Granted For A Double Storey Extension (copies Of Plans Available On Request)
- Excellent Location Within Walking Distance To Finaghy Village
- Ease Of Access To Public Transport Services & Main Arterial Routes
- Front Living Room
- Rear Dining Room
- Kitchen With Excellent Dining Area
- Three Bedrooms
- First Floor Bathroom & Separate W.C
- Driveway Parking & Detached Garage
- Private And Secluded Rear Garden With Patio
- Double Glazing
- Oil Fired Central Heating
- Early Viewing Advised



## SUMMARY

Well presented semi-detached family home located in a quiet cul-de-sac off the Upper Lisburn Road. The property benefits from an excellent position within walking distance of Finaghy Village and close to many leading schools.

The accommodation comprises of a front living room, rear dining room and kitchen with dining area on the ground floor. To the first floor are three bedrooms and a bathroom with separate w.c.

The property further benefits from a private and secluded rear garden and driveway parking leading to a detached garage.

Planning permission ( ref LA04/2015/1027/F ) and building control approval has been granted to extend and reconfigure the house to create the perfect four bedroom family home. Copies of planning permission are available on request.



## ACCOMMODATION:

### Ground Floor

**ENTRANCE PORCH:** Glazed front door

**ENTRANCE HALL:** Stained glass front door, cornicing, under stair storage

**LIVING ROOM:** 13' 7" x 11' 3" (4.14m x 3.43m) Feature fireplace with tiled hearth, wooden mantle and brushed aluminium inset

**DINING ROOM:** 10' 8" x 10' 7" (3.25m x 3.23m) Cornicing, dado rail

**KITCHEN WITH DINING AREA :** 18' 9" x 7' 7" (5.72m x 2.31m) Range of high and low level units, formica work surfaces, space for oven and hob, space for fridge freezer, plumbed for washing machine, tiled floor

### First Floor

**LANDING:** Roof space access

**BEDROOM (1):** 13' 4" x 11' 8" (4.06m x 3.56m) Cornicing, picture rail

**BEDROOM (2):** 10' 8" x 10' 6" (3.25m x 3.2m)

**BEDROOM (3):** 6' 9" x 5' 9" (2.06m x 1.75m) Cornicing, picture rail

**BATHROOM:** Panel bath, pedestal wash hand basin, fully tiled walls

**SEPARATE W.C:** Low flush w.c, fully tiled walls

### Outside

**DETACHED GARAGE:** 19' 4" x 9' 7" (5.89m x 2.92m)

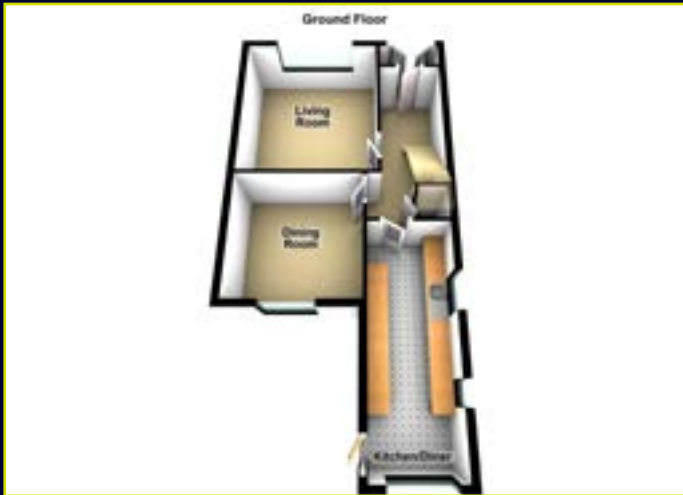
Rear garden laid in lawn with patio, mature hedges and wooden fence. Front garden with shrubs.

Driveway parking to front and side.

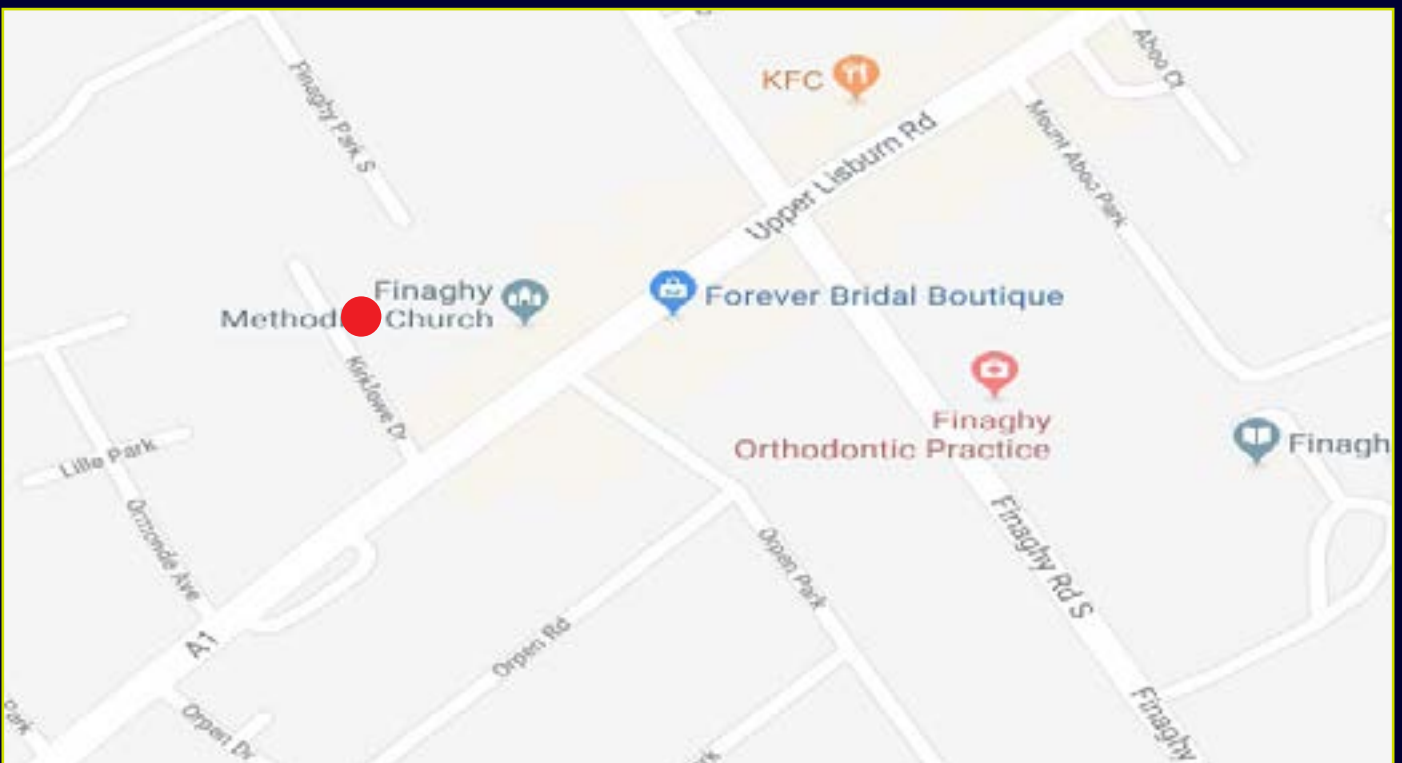




## FLOOR PLANS (NOT TO SCALE)



## LOCATION MAP



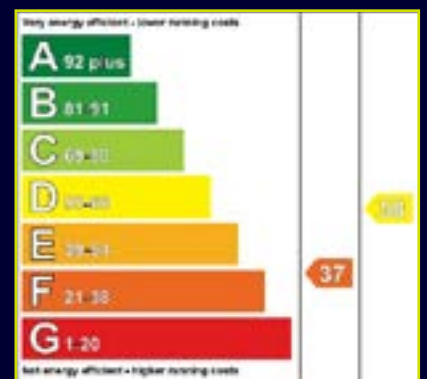
## DIRECTIONS: Upper Lisburn Road, Finaghy

## EPC REQUESTED



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