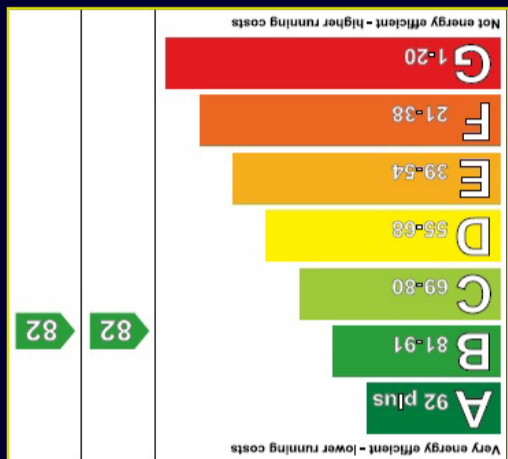


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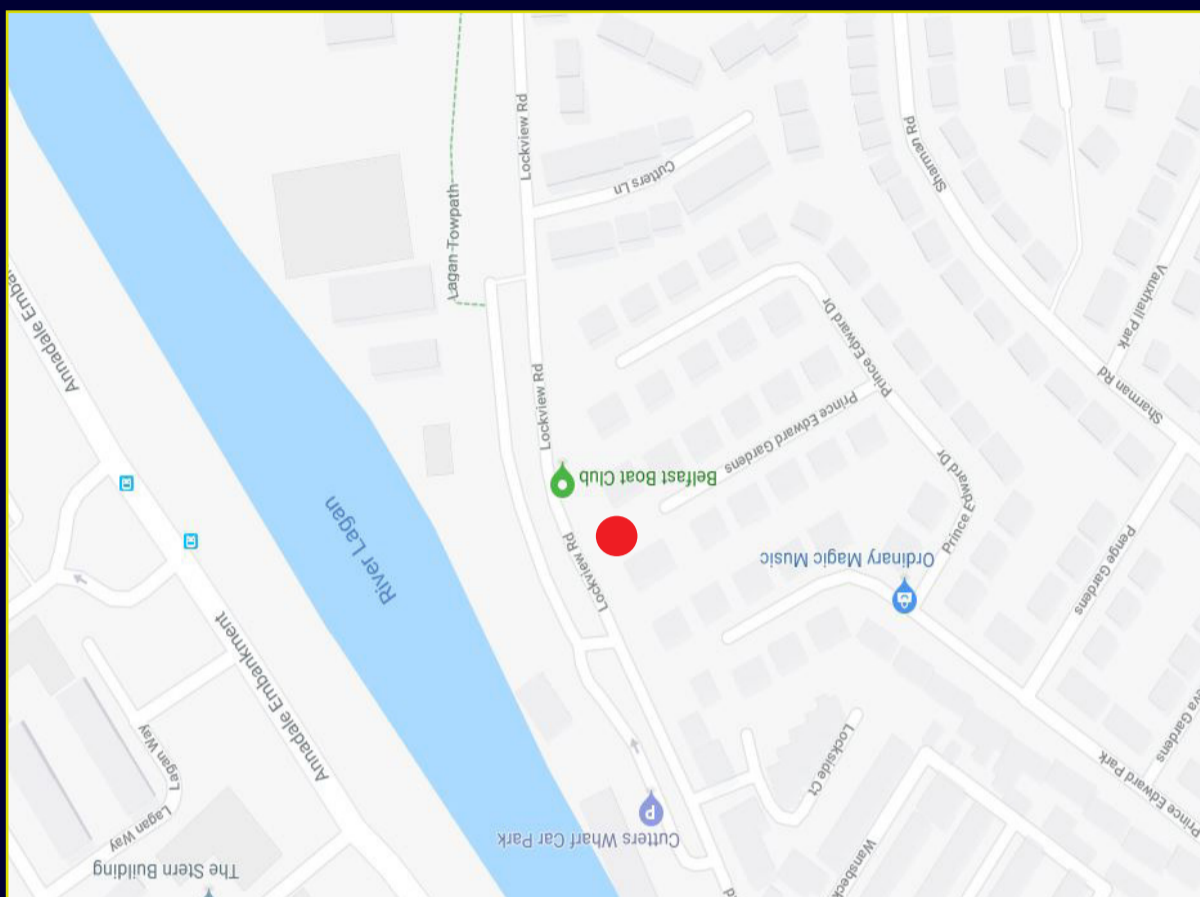
Unit 6 Orpen Shopping Centre Upper Lisburn Road Belfast BT10 0BG  
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**ENERGY PERFORMANCE CERTIFICATE**

**DIRECTIONS**  
Travelling towards Stranmillis Village turn right at the roundabout on to Lockview Road and 55 is on the right hand side.



**LOCATION MAP**

**55 Lockview Road, Stranmillis,  
Belfast, BT9 5FJ**



Asking Price  
**£325,000**

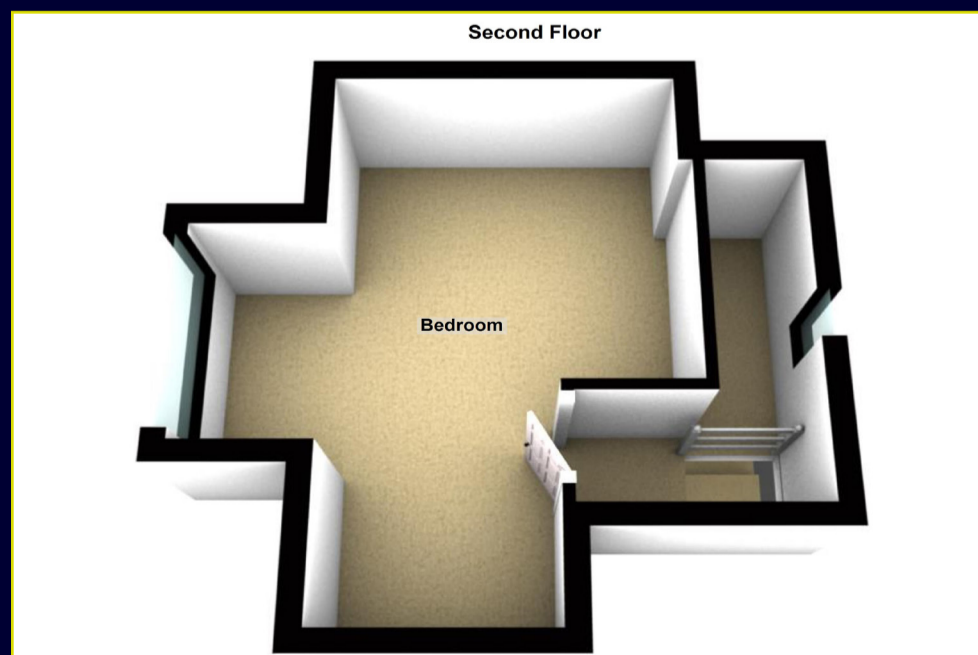
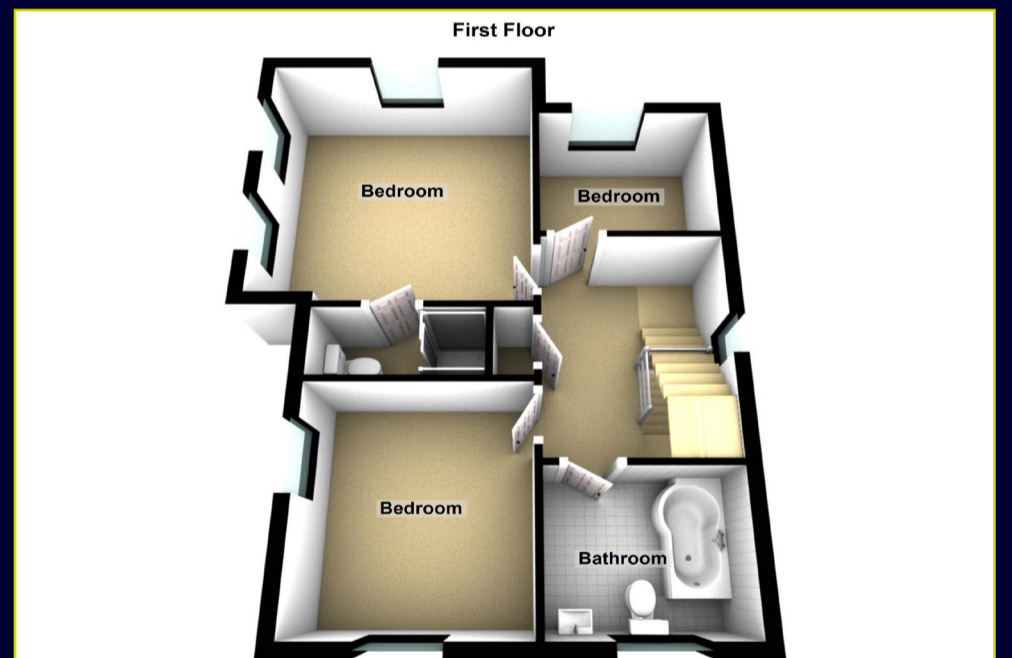
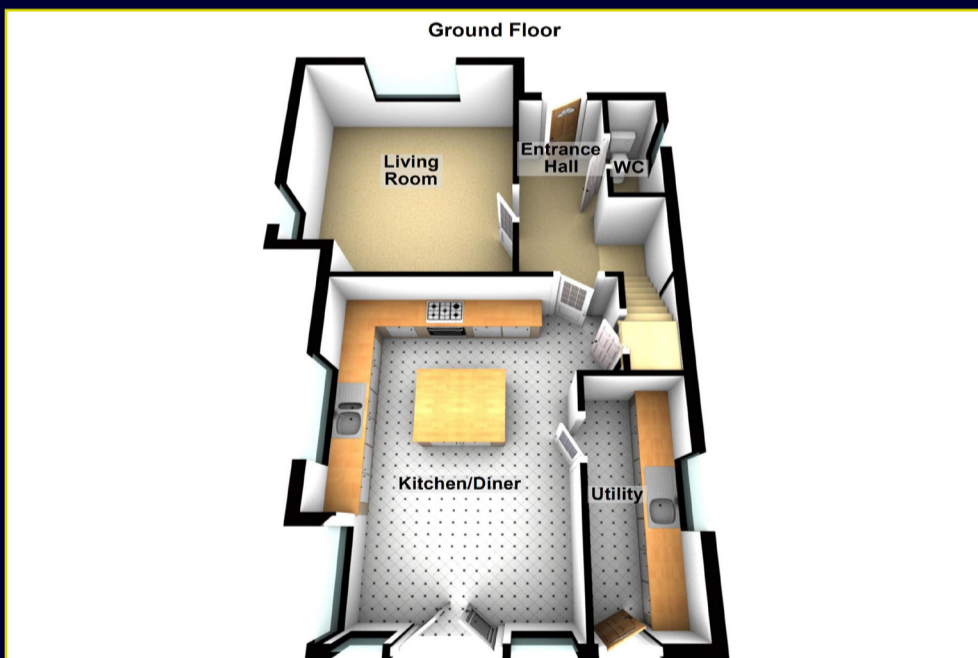
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## FLOORPLANS Not To Scale







## COMPRISES

### Ground Floor

**LANDING:** Wood effect composite front door, tiled floor, spot lighting

**LIVING ROOM: 14' 12" x 12' 5" (4.56m x 3.78m)** Origin Moon flooring, multi fuel burning stove with sleeper mantle and granite hearth

**KITCHEN WITH DINING AREA : 18' 9" x 14' 5" (5.72m x 4.39m)** Luxury crafted kitchen with chrome handles, soft closing doors, stone work surfaces and matching upstand, 7 ring Montpelier gas range, chrome extractor fan with glass canopy, integrated fridge freezer, feature island with stone work surfaces and breakfast bar, tiled floor, spot lighting, double doors to rear garden and patio

**UTILITY ROOM: 12' 10" x 4' 8" (3.91m x 1.43m)** Range of units, work surfaces with matching upstands, stainless steel sink unit, space for tumble dryer, plumbed for washing machine, spot lighting, tiled floor, gas boiler, door to rear garden

**W.C:** Low flush w.c, wall hung wash hand basin with chrome taps, tiled floor, extractor, spot lighting

### First Floor

**LANDING:** Linen closet

**BEDROOM (1): 13' 4" x 12' 12" (4.07m x 3.96m)**

**ENSUITE SHOWER ROOM:** Luxury suite comprising of a shower cubicle with drench shower, wash hand basin with chrome taps, low flush w,c, heated chrome towel radiator, extractor fan, spot lighting, tiled floor

**BEDROOM (2): 10' 6" x 9' 5" (3.21m x 2.88m)**

**BEDROOM (3): 8' 1" x 6' 8" (2.46m x 2.03m)**

**BATHROOM:** Luxury suite comprising of a bath with drench shower over and chrome fittings, low flush w,c, wall hung wash hand basin with chrome taps, LED illuminated mirror, heated chrome towel radiator, tiled floor, partly tiled walls, spot lighting

### Outside

Brick paviour driveway with parking for several cars to the front. Large rear and side gardens laid in lawn with spacious patio, garden shed and timber fencing. Electric points and outside lights.

## KEY FEATURES

- Stunning Recently Constructed Detached Family Home Of C.1,450 Sq FT
- Contemporary Finish Perfect For Modern Living
- Excellent Location Offering Ease Of Access To Stranmillis Village, the Lagan Tow Path And Many Leading Schools
- Bright And Spacious Living Room With Multi Fuel Burning Stove
- Modern Kitchen With Stone Work Surfaces Open To Dining / Family Area
- Separate Utility Room And Downstairs W.C
- Four Bedrooms ( Master With Luxury Ensuite Shower Room )
- Luxury First Floor Family Bathroom In Contemporary White Suite
- Private, Enclosed Side And Rear Garden And Large Patio
- Tobermore Brick Paviour Driveway Offering Parking For Several Cars
- Gas Heating
- 10 Year Structural Warranty Provided By Global Home Warranties
- Early Viewing Advised To Appreciate This Fine Home





# SPECIFICATION

## Kitchen

- Open plan stylish kitchen with stone worktops, upstands and splash back from Lamont Stone
- Range of high quality cabinets
- Concealed under cabinet lighting
- Undermounted sink with mixer taps
- Integrated appliances to include, dishwasher, fridge freezer, 6 ring gas hob, range oven with multiple cooking ovens

## Utility room

- Plumbed for washing machine and tumble dryer
- Range of high quality cabinets including larder units for additional storage
- Stainless steel sink with mixer taps

## Bathrooms

- Selection of quality sanitary ware including vanity units to main bathroom and downstairs WC
- Overhead drench shower to main bathroom
- Chrome towel radiators to main bathroom and master ensuite
- LED illuminated mirror to main bathroom

## Floor finishes

- Quality tiling from Signature Tiles to hallway, kitchen, utility and bathrooms
- High quality "Origin Moon" flooring to living room from The Wooden Floor Company
- Carpets to bedrooms, stairs, landing and upstairs hotpress

## Plumbing

- Highly efficient zoned gas heating system
- Digital thermostats throughout

## Electrical

- High efficiency LED lighting throughout.
- Downlights to kitchen, dining, living, hall, utility and bathrooms
- Fully installed intruder alarm
- Mains powered smoke, heat and carbon monoxide detectors
- Outside double sockets to front and rear of house

## Other Internal Features

- Large profile moulded skirtings & architraves throughout
- DEFRA approved multi fuel stove to living room
- 2no large eaves storage area on 2nd floor.

## External features

- uPVC double glazed windows
- High quality composite front door
- Large rear garden turf
- Generous patio area for outside entertaining
- Feature external lighting
- Tobermore brick paver drive way
- Flower beds soiled ready for planting
- Garden shed (please note this is not covered by warranty)

**10 year structural warranty provided by Global Home Warranties**

