

88 Locksley Park

Belfast, BT10 0AS



Dougan
RESIDENTIAL

Asking Price
£249,950

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KEY FEATURES

- Stunning Recently Extended & Renovated Semi-Detached Family Home
- Finaghy Village Within Walking Distance
- Excellent Location Close To Many Leading Schools
- Ease of Access To Main Arterial Routes, Train & Bus Services
- Bright & Spacious Living Room
- Bespoke Modern Kitchen Open to Living / Dining With Patio Doors To Rear Garden
- Three Generous Bedrooms
- Modern Shower Room
- Downstairs WC & Separate Cloakroom
- Private & Enclosed Rear Garden In Lawn & Patio Areas
- Driveway & Detached Garage
- Gas Heating & uPVC Double Glazed Windows Throughout
- Honeywell Smart Home Dual Zone Thermostats, Wired For Smart Doorbell & Cat5 Wiring Throughout
- Excellent Loft Space With Ladder Access, Floored With Power & Light
- Early Viewing Advised



SUMMARY

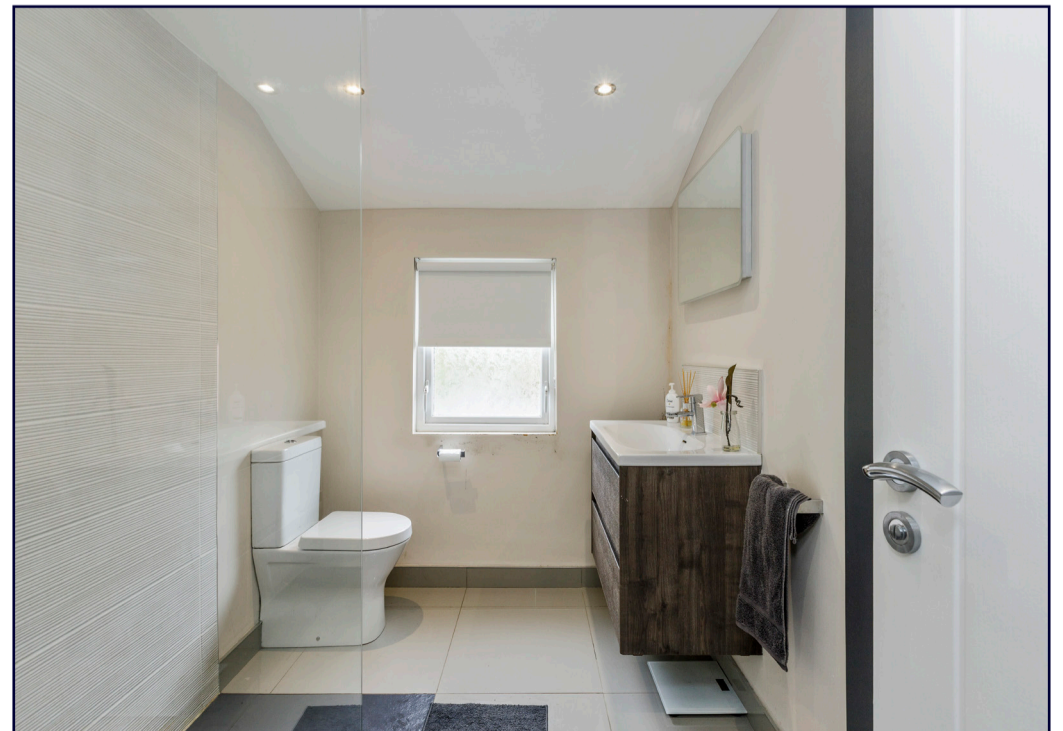
Stunning extended semi-detached family home finished to an exceptional standard by the present owners. This property has undergone complete renovations to include a new roof, new plumbing, electrics, modern bespoke kitchen, and a well-appointed shower room. Many leading schools are close at hand and all the amenities of Finaghy Village are within walking distance.

The accommodation briefly comprises of a bright and spacious front living room, downstairs WC and a bespoke modern kitchen. The kitchen includes a range of integrated appliances open to a living / dining area complete with double doors leading to the rear garden. Three generous bedrooms and a luxury shower room are to the first floor.

Externally the property boasts driveway parking for several vehicles leading to a detached garage and a private and enclosed rear garden with patio areas.

Early viewing is advised to appreciate this fine home.





COMPRISES

Ground Floor

ENTRANCE HALL:

uPVC front door with side panel windows & feature tiled flooring.

LIVING ROOM: 11' 9" x 10' 9" (3.58m x 3.28m)

Corncicing, feature fireplace wired for an electric fire.

DOWNSTAIRS W.C:

Wash hand basin with chrome taps and vanity unit, low flush WC and tiled floor.

CLOAKROOM:

Plumbed for washing machine.

OPEN KITCHEN / DINING 19' 2" x 15' 9" (5.84m x 4.8m)

Stunning range of high and low level units, chrome handles, high quality work surfaces with matching upstand, sink unit with chrome mixer tap, integrated electric oven and gas hob with extractor fan over. Space for fridge freezer, integrated dishwasher, spot lighting, tiled floor and breakfast bar. Double doors to rear garden.

First Floor

LANDING:

Access to roof space via slingsby style ladder. Roof space is floored with power and light.

BEDROOM (1): 12' 1" x 9' 8" (3.68m x 2.95m)

BEDROOM (2): 11' 6" x 9' 8" (3.51m x 2.95m)

BEDROOM (3): 8' 6" x 6' 6" (2.59m x 1.98m)

BATHROOM:

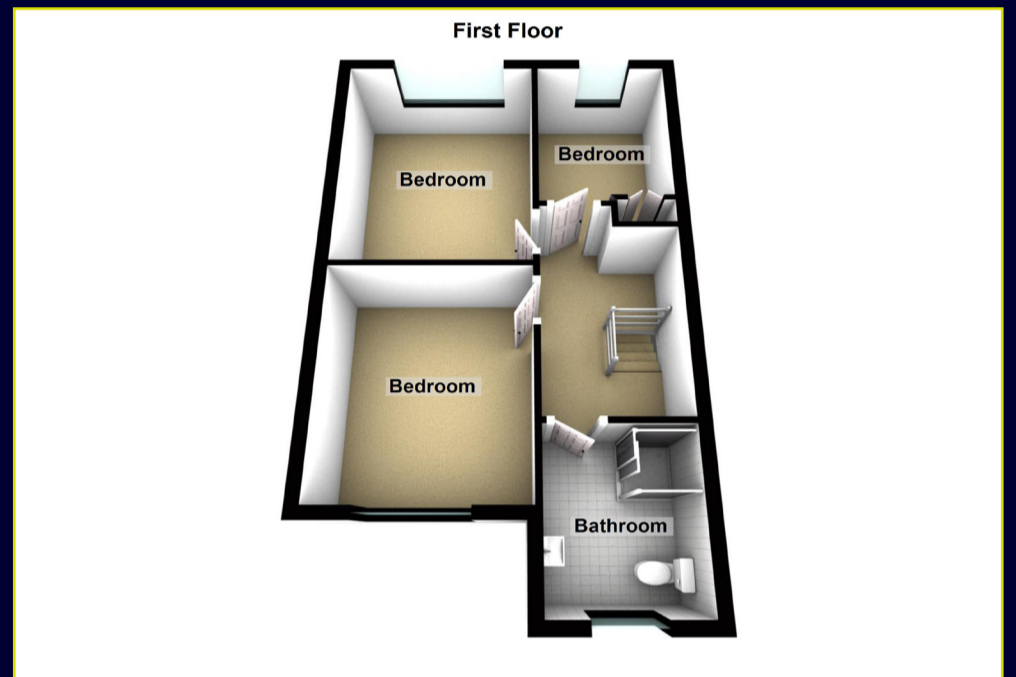
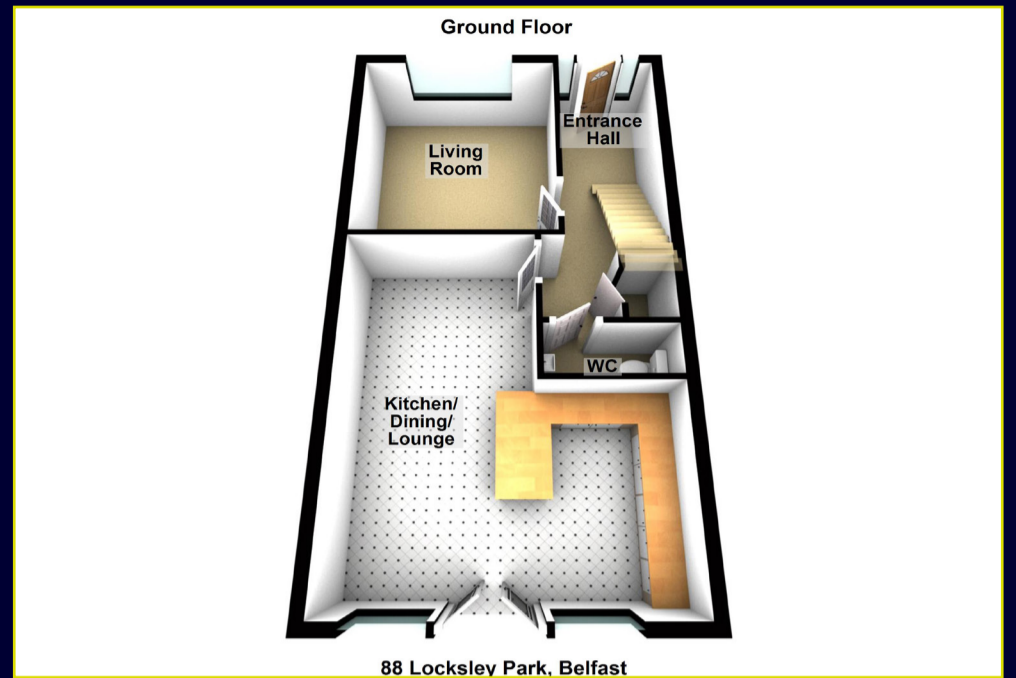
Stunning modern shower room comprising of a 2000 x 900 slate walk in shower with drench style fitting & tiled splash back. Wall hung wash hand basin with chrome taps and vanity unit, low flush WC, tiled floor, feature heated towel radiator and spot lighting.

Outside

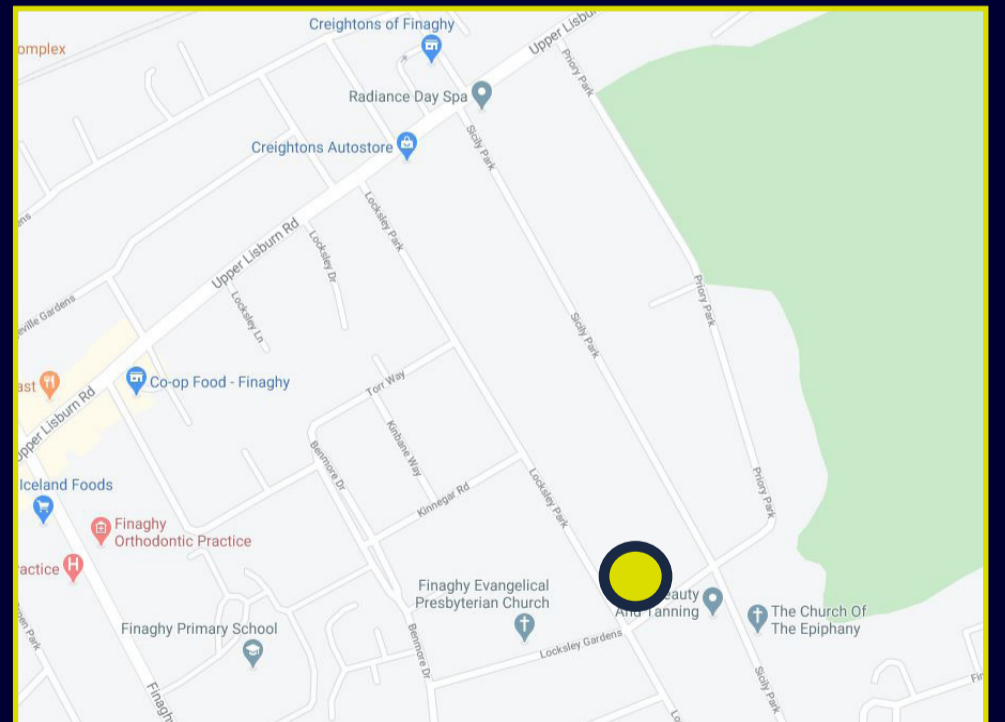
DETACHED GARAGE: 15' 4" x 8' 2" (4.67m x 2.49m)

- Driveway parking to front and side leading to a detached garage.
- Newly landscaped enclosed rear garden laid in lawn with patio areas and a timber fence surround.

FLOORPLANS Not To Scale



LOCATION MAPS



DIRECTONS Travelling along the Upper Lisburn Road towards Finaghy, Locksley Park is located on the left-hand side just after Creightons Filling Station

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68	69	72
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

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