

Dougan

RESIDENTIAL

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8 Upton Park
Belfast, BT10 0LZ

Asking Price £325,000

KEY FEATURES

- Stunning Semi-Detached Family Home Off The Upper Lisburn Road
- Popular And Convenient Location Close To Shops And Amenities
- Belfast Easily Accessible By Bus, Car Or Rail
- Many Leading Schools Close At Hand
- Bay Fronted Living Room
- Open Plan Kitchen / Dining / Living Room
- Bi-Fold Doors To Decked, South Facing, Enclosed, Rear Garden
- Utility Store & Downstairs W.C
- Four Generous Bedrooms
- Luxury First Floor Bathroom Complete With Separate Shower Cubicle
- Under Floor Heating Throughout The Ground Floor
- Large Side Garden Laid In Lawn
- Driveway Parking To Front And Side
- Garage / Store
- Gas Heating / Double Glazing





SUMMARY

Very well presented semi-detached family home located in Upton Avenue, off the Upper Lisburn Road, South Belfast. The property boasts an excellent location with many leading primary, secondary and grammar schools close at hand. Main arterial routes are easily accessible and all the amenities of Finaghy village are within walking distance.

The accommodation briefly comprises of a bay fronted living room, modern kitchen open to living / family area, utility store and w.c on the ground floor and benefits from Spanish porcelain tiles and under floor heating throughout. Four generous bedrooms and a luxury family bathroom are to the first floor.

The property further benefits from a large side garden laid in lawn, private and enclosed rear garden / sitting area (perfect for year round entertaining), excellent storage and driveway parking.

Early viewing is advised to appreciate this fine family home.

ACCOMMODATION:

Ground Floor:

ENTRANCE HALL: Tiled floor with matching skirting, under floor heating, cornicing

CLOAKROOM:

W.C: Low flush w.c, wash hand basin with chrome taps, tiled floor

LIVING ROOM: 13' 9" x 12' 8" (4.19m x 3.86m)
Feature wood burning stove, cornicing, tiled floor, double doors to kitchen / dining area

OPEN PLAN KITCHEN LIVING DINING: 21' 7" x 11' 9" (6.58m x 3.58m) Excellent range of high and low level units, glazed display cabinet, work surfaces with matching upstand, chrome handles, stainless steel sink unit, integrated gas range double oven and hob with chrome splash back, chrome extractor fan, integrated dishwasher, space for fridge freezer, cornicing, tiled floor, spot lighting, double doors to side garden and bi-fold doors to rear. Measurements at widest points.

UTILITY STORE: Plumbed for washing machine

First Floor

LANDING: Roof space access, feature stained glass window

BEDROOM (1): 14' 5" x 12' 1" (4.39m x 3.68m)
Bay window, wood strip flooring, cornicing

BEDROOM (2): 12' 6" x 12' 1" (3.81m x 3.68m)
Wood strip flooring, cornicing

BEDROOM (3): 9' 1" x 8' 4" (2.77m x 2.54m)
Juliette balcony

BEDROOM (4): 8' 2" x 6' 7" (2.49m x 2.01m)

BATHROOM: Luxury white suite, fully tiled shower cubicle, pedestal wash hand basin with chrome taps, corner bath with chrome taps, heated chrome towel radiator, partly tiled walls, tiled floor

Outside

Tarmac driveway to front. Side driveway.

Side garden laid in lawn with mature hedges.

Private enclosed, decked rear garden.

Garage/Store with roller door.









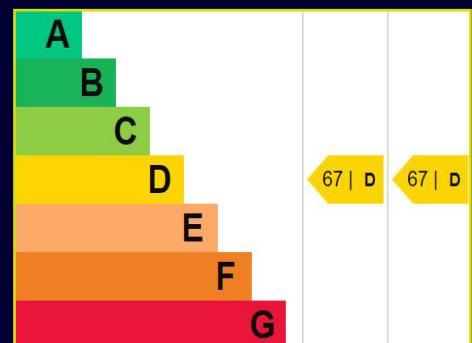
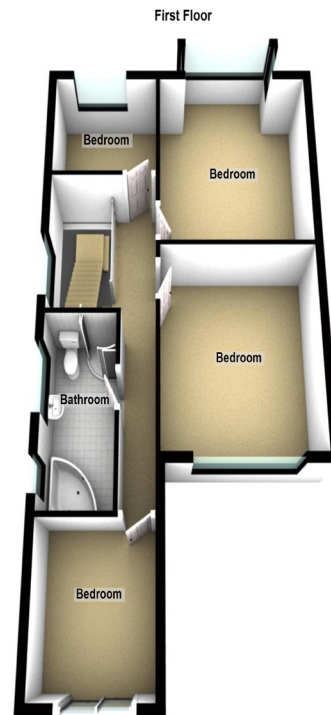
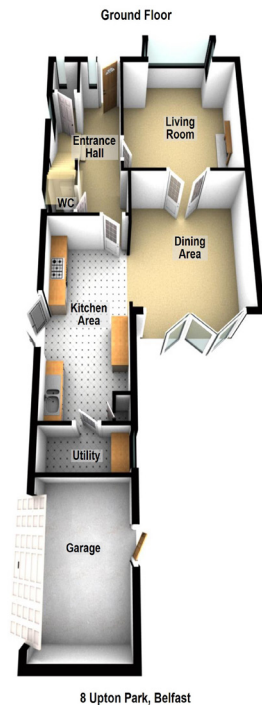








Floor Plans (Not To Scale)



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