



Property Link

36 Lisburn Road, Belfast, BT9 6AA

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106 Upper Lisburn Road, Belfast, BT10 0BB

Offers over £400,000

Property Description

This well-presented detached property is located in a sought-after residential area within South Belfast. The home boasts bright spacious accommodation with ample space for a family.

Internally the home offers excellent reception accommodation, and a good-sized kitchen. Upstairs there are four bedrooms, and a family bathroom. The mature gardens are laid in lawns with surrounding trees and shrubs offering extreme privacy, perfect for entertaining. Gas Fired Heating, double glazed windows and a detached garage are additional benefits.

A variety of highly regarded schools are close by along with all the attractions of the bustling Lisburn Road, and leisure facilities such as Lagan Valley Regional Park, Malone, Dunmurry and Balmoral Golf Clubs. Belfast City Centre is minute's away and good road and rail links give ease of access to other surrounding areas. Early viewing is highly recommended and to book a viewing for this property please call our Lisburn Road Office on 02890663106.



Key Features

- Attractive detached family home in prime South Belfast location.
- Approx 143.3 sq.Mtrs (1543 sq.feet) with delightful extensive mature gardens.
- Spacious entrance hall, cloakroom with WC.
- 3 reception rooms currently being used as a lounge, dining room & office.
- Good sized fitted kitchen.
- 4 good sized bedrooms.
- First floor family bathroom.
- Gas central heating and uPVC double glazed windows.
- Detached large garage.
- Front tarmac drive with adequate parking with trees, shrubs and boundary wall.
- Excellent sized mature gardens with patio and lawn area.
- Convenient location, close to local amenities including leading schools, excellent transport links and close to Belfast City Centre.



Accommodation comprises: GROUND FLOOR

ENTRANCE HALL

4.31m x 1.02m

CLOAKROOM

Low flush WC. Wash hand basin.

LIVING ROOM

5.05m x 3.97m

Fire place with wood surround, picture rail, upvc window to front of property.

DINING ROOM

4.33m x 3.97m

Fireplace, picture rail and upvc patio doors to rear garden.

KITCHEN

4.15m x 3.03m

Range of high and low level units. Inset sink. 4 ring hob. Electric double oven. Integrated dishwasher. Recess for fridge/freezer. Ceramic tiled floor. Partially tiled walls. Tongue and groove ceiling.

3rd RECEPTION ROOM

2.20 m x 2.90m

2 Upvc windows to side of house currently used as an office.

FIRST FLOOR

BEDROOM 1

5.05m X 4.00m

Large master bedroom, uPVC window to front of property, picture rail.

BEDROOM 2

3.80m X 3.20m

Picture rail, upvc window to front of property.

BEDROOM 3

2.65m x 3.90m

Picture rail, upvc window to front of property.

BEDROOM 4

2.82m x 2.65m

Built in storage cupboard, picture rail, upvc window to rear of property.

FAMILY BATHROOM

Partially tiled, comprising of bath, pedestal wash hand basin, and low flush WC.

OUTSIDE

FRONT

Large front driveway with ample off road parking, garden with trees and shrubs, boundary wall

REAR

Delightful mature rear garden with a variety of trees and shrubs providing extreme privacy. Lawn and patio area perfect for entertaining.

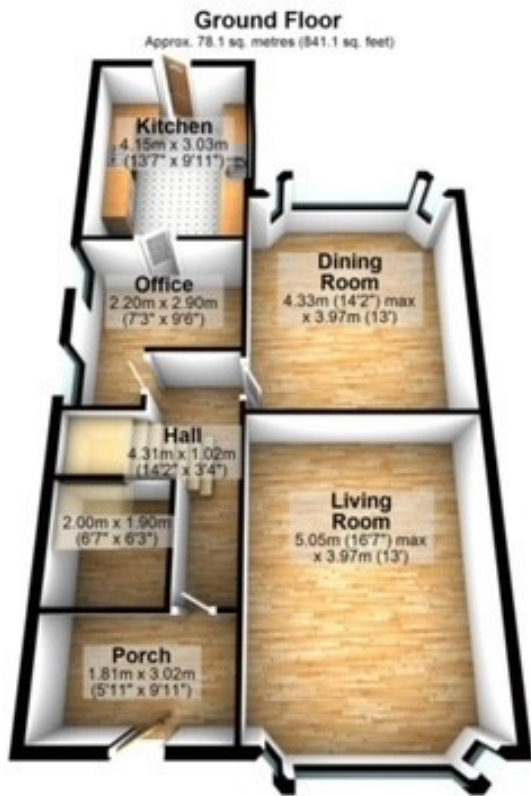
DETACHED GARAGE

Up and over door. Light and power.



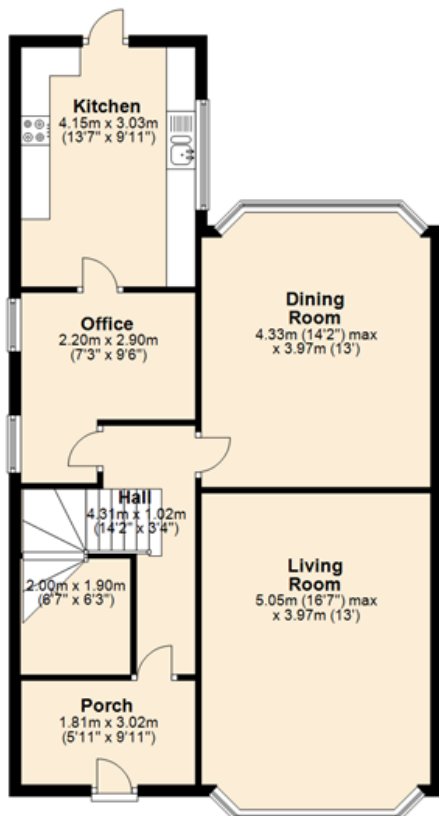


Floor Plan

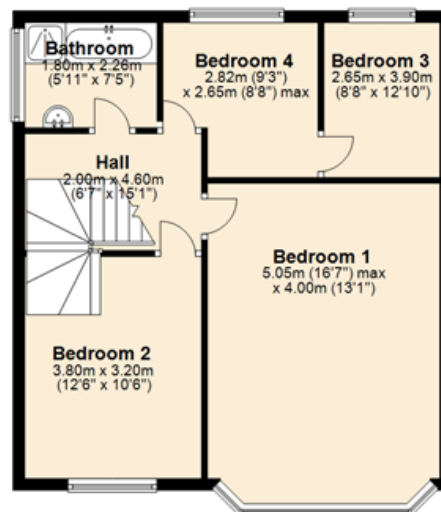


Total area: approx. 143.3 sq. metres (1543.0 sq. feet)

Approx. 78.1 sq. metres (841.1 sq. feet)



First Floor
Approx. 65.2 sq. metres (701.9 sq. feet)



Total area: approx. 143.3 sq. metres (1543.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 400+ mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 60% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, coal	N/A



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