

Dougan

RESIDENTIAL

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61 Locksley Park

Belfast, BT10 0AS

Asking Price £285,000

KEY FEATURES

- Very Well Presented, Extended, Period Semi-Detached Family Home
- Excellent Location Within Walking Distance Of Finaghy Village
- Many Leading Primary, Secondary And Grammar Schools Close At Hand
- Many Original Features Retained
- Bay Fronted Living Room With Feature Fireplace
- Rear Dining Room With Doors To Rear Garden
- Kitchen With Dining Area Open To:
- Family Room With Aspect Over Rear Garden
- Utility Store & Cloakroom
- Downstairs Shower Room With W.C
- Three Generous Bedrooms
- First Floor Family Bathroom Complete With Separate Shower Cubicle
- Mature, South Westerly Facing Rear Garden With Patios, Greenhouse And Potting Shed
- Driveway Parking With Excellent Parking Leading To A Detached Garage
- Oil Fired Central Heating / Double Glazing
- Early Viewing Advised



SUMMARY

Well presented, extended semi-detached family home located just off the Upper Lisburn Road in South Belfast. The property is within walking distance of many local amenities and Belfast city centre is easily accessible by bus, car or rail. Many leading primary, secondary and grammar schools are close at hand.

The property has been very well maintained by the present owners and the accommodation briefly comprises of a bay fronted living room, dining room, kitchen with dining area open to a family room, utility store, cloakroom and a shower room with w.c on the ground floor.

Three generous bedrooms and a family bathroom complete with separate shower cubicle and a separate w.c are to the first floor. The roof space is floored and benefits from light, power, heat, velux windows and storage into the eaves.

The property further benefits from driveway parking with parking for several cars leading to a detached garage and a mature, south westerly facing rear garden laid in lawn with a brick paviour patio, paved BBQ / sitting area, vegetable patch, potting shed and greenhouse.

Early viewing is advised to appreciate this fine, family home.

ACCOMMODATION:

Ground Floor

ENTRANCE PORCH: Pvc front door, Terrazzo floor

ENTRANCE HALL: Glazed front door, cornicing, wood panelling

CLOAKROOM:

LIVING ROOM: 16' 1" x 12' 9" (4.9m x 3.89m) Bay window, picture rail, cornicing feature fireplace with wooden mantle and granite hearth

DINING ROOM: 12' 9" x 10' 1" (3.89m x 3.07m) Picture rail, cornicing, double doors to rear garden

KITCHEN: 12' 7" x 12' 5" (3.84m x 3.78m) Range of high and low level units with feature under lighting, glazed display cabinet, formica work surfaces, recess for microwave, stainless steel sink unit, space for oven and hob, extractor fan over, space for fridge freezer, plumbed for dish washer, partly tiled walls, tiled floor, spot lighting.

Sliding pocket doors to family room.

FAMILY ROOM: 15' 9" x 12' 1" (4.8m x 3.68m) Feature exposed wooden beams, tiled floor, pvc back door, double doors to rear garden

DOWNSTAIRS SHOWER ROOM: Fully tiled shower cubicle with power shower, pedestal wash hand basin with chrome taps, low flush w.c, tiled floor

UTILITY STORE: Plumbed for washing machine, high level units, extractor fan

First Floor

LANDING: Storage cupboard with access to floored roofspace with velux windows, light, power and heat and storage into the eaves. Linen closet.

BATHROOM: Fully tiled shower cubicle with electric shower, panel bath with chrome taps, pedestal wash hand basin with chrome taps, heated chrome towel radiator, tiled floor, fully tiled walls

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

BEDROOM (1): 16' 1" x 11' 9" (4.9m x 3.58m) Bay window, wood floor, cornicing, built in furniture

BEDROOM (2): 12' 10" x 10' 4" (3.91m x 3.15m) Wood strip flooring, cornicing

BEDROOM (3): 9' 1" x 7' 6" (2.77m x 2.29m) Wood strip flooring

Outside

DETACHED GARAGE: 21' 2" x 9' 8" (6.45m x 2.95m) Roller door, power, light, oil boiler

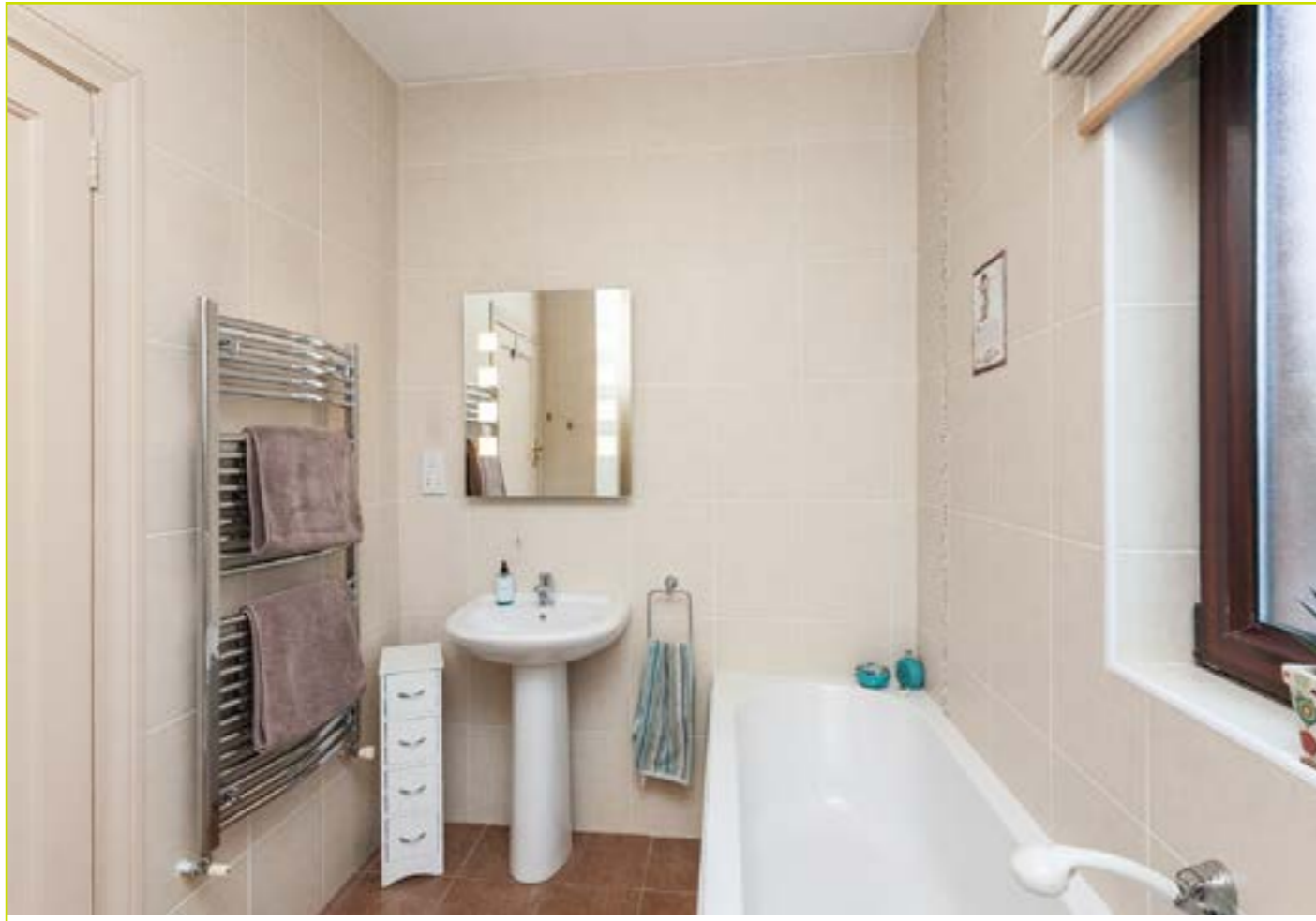
South westerly facing large rear garden laid in lawn with brick paviour patio, BBQ patio area, greenhouse, potting shed, vegetable patch, mature trees and shrubs, timber fencing and mature hedges. Outside light, outside tap, outside power socket.

Front garden laid in lawn with mature hedge and shrubs.

Tarmac driveway parking for several cars.









FLOOR PLANS (NOT TO SCALE)



EPC



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