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**124 Locksley Park**

Belfast  
BT10 0AT

**Offers In Region Of £239,950**

## 124 LOCKSLEY PARK, BELFAST, BT10 0AT

- **Superb Modernised Semi-Detached Home**
- **Three Well Proportioned Bedrooms**
- **Lounge With Feature Fireplace**
- **Family Room/Formal Dining Room**
- **Bright Kitchen With Breakfast Area And Range Of Modern Fitted Units**
- **Bathroom With Contemporary White Suite And Separate WC/Ground Floor WC**
- **Recently Repainted Throughout/Bespoke Wooden Blinds**
- **Enclosed Rear Garden With Paved Patio Area/Detached Garage**
- **Gas Fired Central Heating/Double Glazed Windows**
- **Superb Convenient Location Close To Lisburn Road**

This superb modernised semi-detached property is ideally located off the Upper Lisburn Road / Finaghy in the heart of South Belfast. Locksley Park is highly regarded for its convenient location, allowing for quick and easy access to the plethora of local amenities that are within short walking distance. Leading local schools and public transport links are close by making this the perfect location for a wide range of purchasers.

In brief the accommodation comprises on the ground floor of a lounge, family room/formal dining room, a modern fitted kitchen with breakfast area. Upstairs are three bedrooms and a family bathroom with contemporary white suite and separate wc. This property also benefits from a private enclosed rear garden with paved patio area and detached garage.

In addition, this property benefits from double glazed windows and gas fired central heating.

Properties in this area are consistently in high demand, so early viewing is highly recommended.







## PROPERTY COMPRISES

uPVC entrance door with glazed panel leading to entrance hall.

**ENTRANCE HALL** Stairs to first floor, under stairs storage cupboard, tiled floor.

**WC/CLOCKROOM** Low flush WC, wall mounted wash hand basin, tiled floor, tiled splashback, timber tongue and groove ceiling, recessed low voltage spotlights.

**LIVING ROOM 13' 11" x 11' 9" (4.24m x 3.58m)** Fireplace with timber surround, slate inset and hearth, cornice ceiling, recessed low voltage spotlights.

**DINING ROOM 12' 9" x 11' 3" (3.89m x 3.43m)** Fireplace with cast iron surround, double patio doors to rear garden, cornice ceiling, recessed low voltage spotlights, hardwood herringbone flooring.

**KITCHEN WITH BREAKFAST AREA 14' 7" x 7' 5" (4.44m x 2.26m)** Range of fitted high and low level units, granite effect work surfaces, tiled splashback, integrated 4 ring electric hob, integrated stainless steel under oven, concealed extractor fan, plumbed for dishwasher, plumbed for washing machine, stainless steel single drainer sink unit with mixer taps, recessed low voltage spotlights, door to rear garden.

**FIRST FLOOR LANDING** Recessed low voltage spotlights.

**BEDROOM 1 12' 9" x 9' 10" (3.89m x 3m) (@ widest points)** Recessed low voltage spotlights, cornice ceilings.





**BEDROOM 2 11' 11" x 9' 10" (3.63m x 3m) (@ widest points)** Recessed low voltage spotlights.

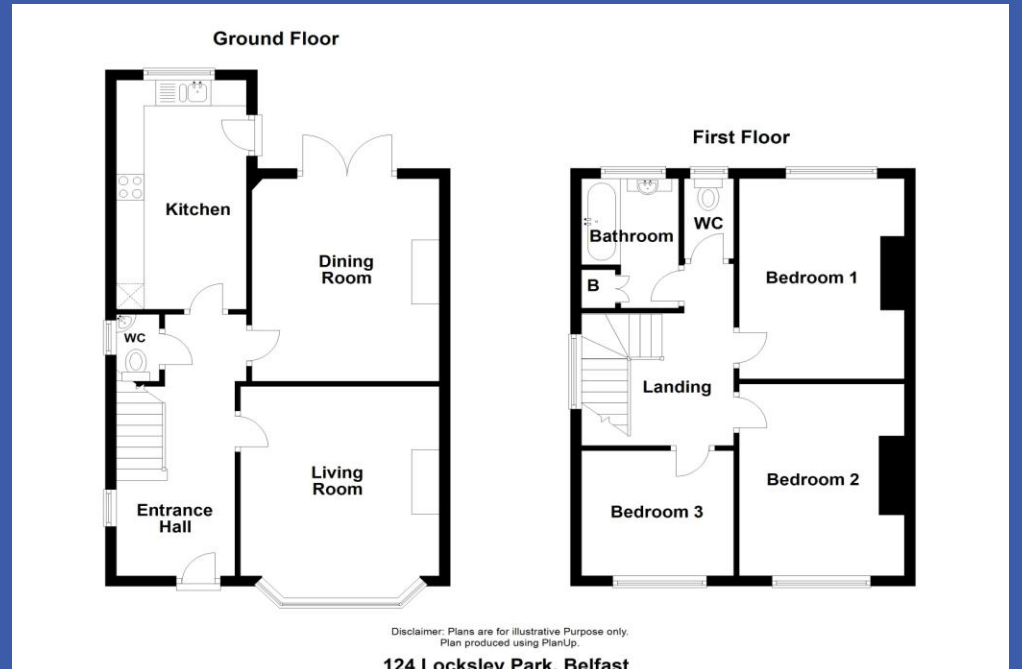
**BEDROOM 3 9' 0" x 8' 0" (2.74m x 2.44m)** Picture rail, laminate wood stripped flooring.

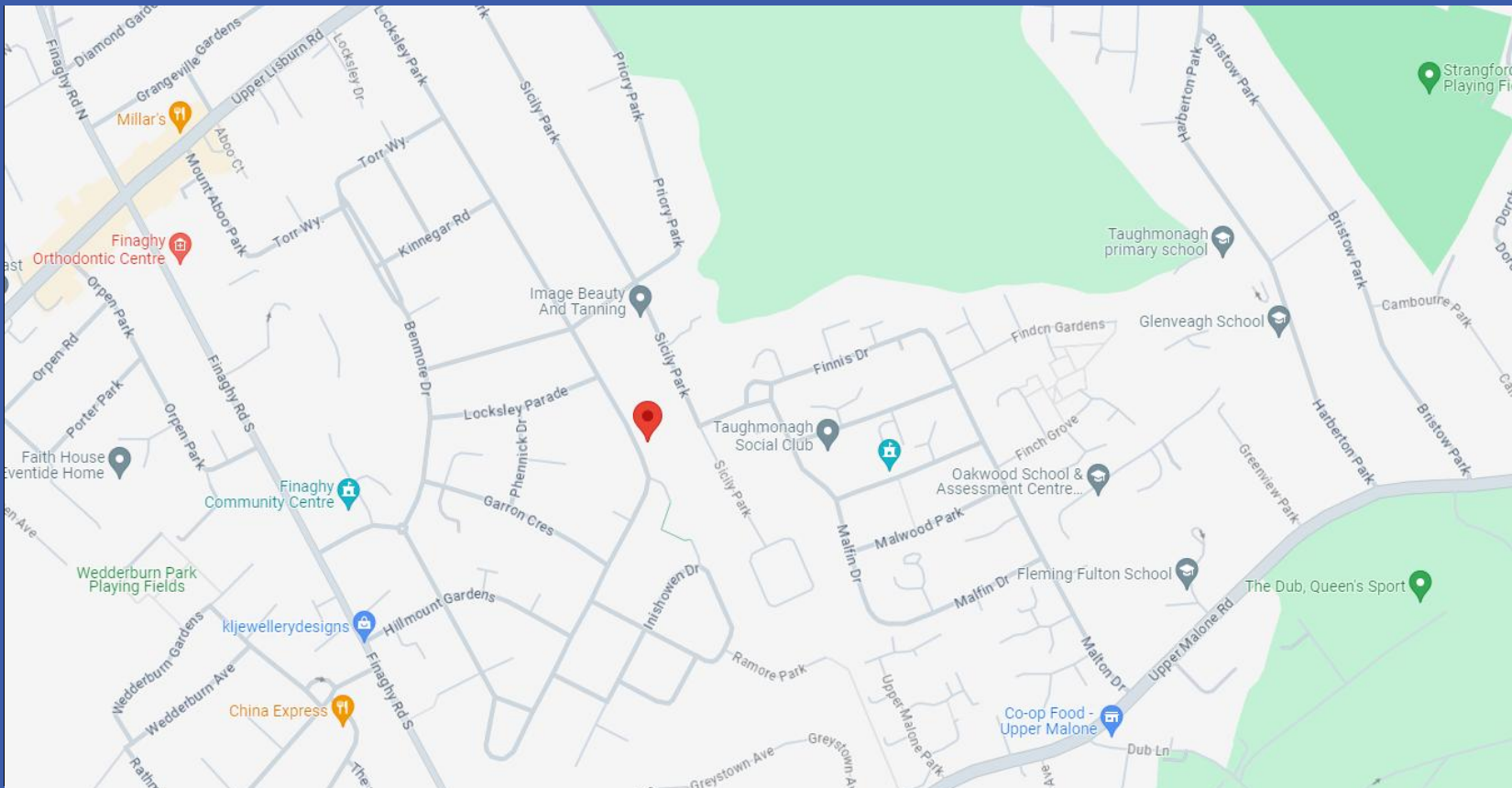
**BATHROOM** Panelled bath with shower over, vanity wash hand basin, tiled floor, part tiled walls, recessed low voltage spotlights, extractor fan, airing cupboard with gas fired boiler.

**WC** Low flush WC, tiled floor.

**OUTSIDE** Brick paviour driveway and car parking to front. Enclosed rear garden in lawns with patio area and mature boundary hedging and trees.

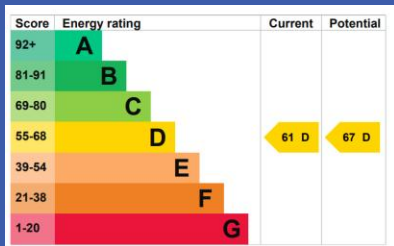
**DETACHED GARAGE 15' 9" x 9' 4" (4.8m x 2.84m)** Hardwood double doors, light and power.





**Directions:**

Please find map attached above



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