



222a Upper Lisburn Road, Belfast, BT10 0LB

Guide Price £114,950

Notice Of Offer

Property Address: 222A Upper Lisburn Road

We advise that an offer has been made for the above property in the sum of £112,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 601 Lisburn Road, Belfast, BT9 7CS

Agents Telephone Number: 028 9066 1929

This ground floor apartment is conveniently located close to a range of amenities including shops, restaurants and excellent transport links. The accommodation comprises two good sized bedrooms, living room, kitchen and white bathroom suite. Externally there is a communal parking bay to the front. PVC double glazing and gas fired central heating are in place. Suitable as an investment or a first time buy, early viewing is recommended.

- Ground Floor Apartment
- Excellent Kitchen
- White Bathroom Suite
- Communal Car Parking
- Belfast City Centre Easily Accessible By Bus, Car Or Rail
- Spacious Living Room
- Two Good Sized Bedrooms
- Gas Fired Central Heating / PVC Double Glazing
- Excellent Investment / First Time Buy

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Hardwood front door. Storage off reception hall, gas fired boiler. Wood flooring.

LIVING ROOM 13'5" x 11'5" (4.1 x 3.5)



Wood flooring.

KITCHEN 7'2" x 8'6" (2.2 x 2.6)



Range of and low level units, built in oven and 4 ring gas hob, stainless steel sink unit with mixer tap, extractor fan, plumbed for washing machine, ceramic tiled floor.

HALL

Storage off.

BEDROOM ONE 11'5" x 9'6" (3.5 x 2.9)



BEDROOM TWO 10'5" x 8'2" (3.2 x 2.5)



BATHROOM 7'2" x 5'10" (2.2 x 1.8)



White suite comprising panel bath with shower over, Low flush wc, pedestal wash hand basin, heated towel rail, part tiled walls and tiled floor.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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