



## 42 Locksley Gardens, Belfast, BT10 0EB

**Price Guide £250,000**

Beautifully presented, this extended semi detached home is conveniently located just off the Upper Lisburn Road in South Belfast. The accommodation comprises on the ground floor, living room with attractive stove, contemporary kitchen open plan to dining room and downstairs W.C. On the first floor, there are three good sized bedrooms and modern white bathroom suite. Gas fired central heating & PVC double glazing are both in place. Outside, the property benefits from an enclosed garden to rear in lawn with patio area, detached garage and tarmac driveway to front providing off street parking. With close proximity to a host of amenities, including the shops, cafés & restaurants along the Lisburn Road along with excellent transport links, early viewing is recommended.

- Beautifully Presented Semi - Detached Home
- Open Plan Kitchen / Dining With Double Doors To Enclosed Rear Garden
- Three Good Sized Bedrooms
- Tarmac Front Providing Excellent Off Street Parking
- Gas Fired Central Heating / PVC Double Glazing
- Front Living Room With Wood Burning Stove
- Downstairs W.C & Cloakroom
- Contemporary White Bathroom Suite
- Enclosed Rear Garden In Lawn, Detached Garage
- Close Proximity To Leading Schools & Convenient Transport Links

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			79
(69-80) C		64	
(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**

PVC front door with glass panel inset.

**RECEPTION HALL**



Original wood panelling. Tiled flooring. Cloaks space. Stain glass window.

**LIVING ROOM 13'5 x 11'2 (4.09m x 3.40m)**



Attractive wood burning stove. Herringbone wood floor. Bay window.



**OPEN PLAN KITCHEN / DINING 18'4 x 15'4  
(5.59m x 4.67m)**



Range of high and low level units, plumbed for washing machine, stainless steel extractor fan, double doors to garden, recessed spotlighting.



**W.C**

Low flush W.C, wash hand basin with storage below.

## ON THE FIRST FLOOR



## BEDROOM THREE 6'9 x 6'5 (2.06m x 1.96m)



## BEDROOM ONE 14'0 x 11'2 (4.27m x 3.40m)



Bay window.

## BEDROOM TWO 10'5 x 10'5 (3.18m x 3.18m)



## BATHROOM



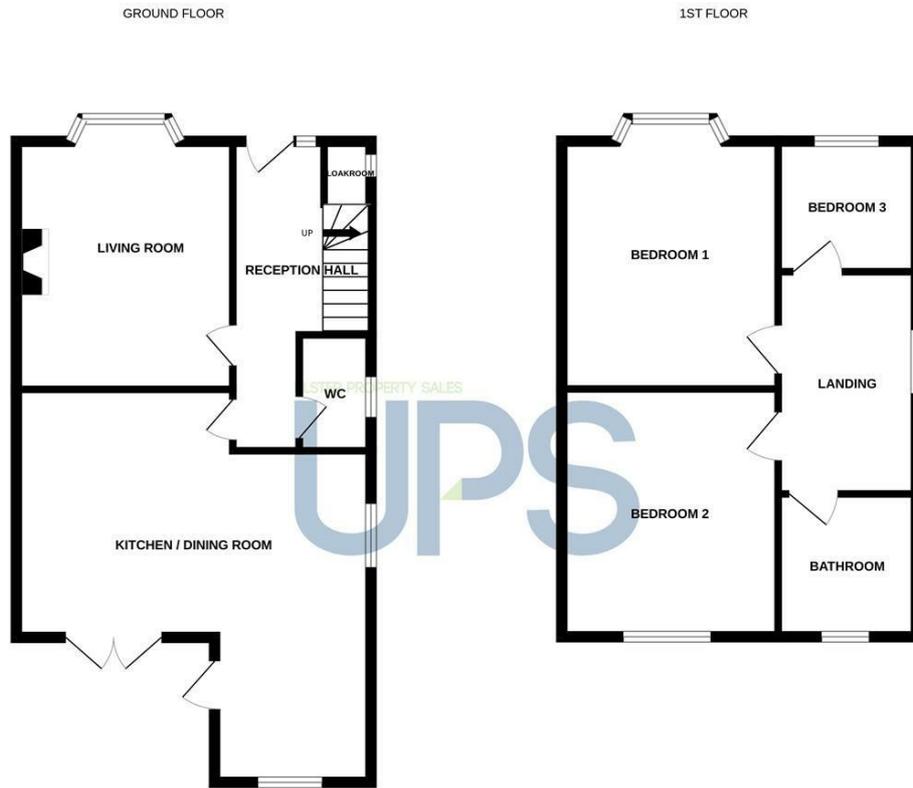
White suite comprising panel bath with shower over, wash hand basin with storage below, low flush W.C, part tiled walls, ceramic tiled floor.

## OUTSIDE



Enclosed rear garden in lawn, tarmac front & driveway providing ample off street parking. Detached garage.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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# Area Map



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