



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	66   D
39-54	E		
21-38	F		
1-20	G		

# McGEOWN

 PROPERTY SALES
  LETTINGS
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# 1 Upton Avenue, Belfast BT10 0LU

Offers Around £295,000

**Viewings Strictly by Appointment  
with Sole Agents.**

This extended red brick semi detached family home is situated in popular residential location just off the Upper Lisburn Road within walking distance to a number of leading schools, local shopping and excellent recreational facilities.

The bright well maintained accommodation comprises, lounge, living dining room, galley style kitchen, three bedrooms and a family bathroom.

Outside to the front there is off street car parking leading to an attached garage, to the rear there is a well maintained South West facing enclosed garden.

Upton Avenue is an extremely sought after location we recommend early viewing to avoid disappointment.

## **MCGEOWN**



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## Property Features

- Extended Semi-Detached Family Home
- Two Plus Reception Rooms
- Galley Style Kitchen
- Three Bedrooms and Family Bathroom
- Double Glazing and Gas Fired Central Heating
- Fixed Staircase Leading to Floored Roofspace
- South West Facing Rear Garden
- Driveway Parking and Attached Garage

### Entrance:

Hardwood front door with side lights.

### Ground Floor

#### Entrance Hall:

Wooden floor, picture rail, cornice ceiling, under stairs storage.

#### Seperate W.C:

Low flush W.C. Meter cupboard.

#### Lounge:

4.09m (13'5) x 3.84m (12'7) (at widest point into bay)  
Bay window. Feature open fireplace with wooden surround, tiled inset and hearth. Cornice ceiling.

#### Extended Living Dining Room:

7.39m (24'3) x 3.89m (12'9) at widest point  
Bright spacious room with access to garden. Wooden floor. Velux window. Double doors to rear garden and patio.

### Galley Style Kitchen:

5.69m (18'8) x 2.51m (8'3) at widest point  
Range of high and low level Oak shaker style units with Formica worktops surfaces. Stainless steel sink units with mixer taps. Halogen hob with extractor oven, integrated Neff oven. Plumbed for washing machine.

### First Floor

#### Landing:

Fixed staircase leading to floored roof space.

#### Bathroom:

White suite comprising panelled bath with telephone hand shower, vanity wash hand basin, low flush W.C, separate shower cubicle with thermostatically controlled shower. Part tiled walls built in press with gas fired boiler.

#### Bedroom One:

3.53m (11'7) x 3.43m (11'3) at widest point  
Built in mirrored 'Sliderobes' wardrobes.



**Bedroom Two:**

4.09m (13'5) x 3.71m (12'2) at widest point into bay  
 Bay window. Cornice ceiling.

**Bedroom Three:**

2.62m (8'7) x 2.21m (7'3) at widest point  
 Picture rail.

**Second Floor**

**Floored Footspace:**

5.08m (16'8) x 2.9m (9'6) at widest point (under eaves)

Pine tongue and groove walls and ceiling, Velux window. Access to under eaves storage.

**Outside:**

Paved front driveway leading to attached garage. Garden in lawn with mature hedges. South West facing enclosed rear garden in lawns with mature hedges and shrubs. Paved patio area.

**Location:**

As you travel along Upper Lisburn Road towards Dunmurry, pass the Finaghy traffic light junction and turn right onto Upton Park then Upton Avenue is first left.

**Rates Payable:**

£1708.56 per annum approx.

**Viewings:**

By appointment only with the sole Selling Agent, Danny McGeown, McGeown Estate Agents.