



Situated in a highly sought after and convenient location, this fantastic semi-detached home is beautifully presented through and will no doubt appeal to a broad range of potential buyers, leaving very little to do but move in and enjoy.

The accommodation comprises on the ground floor a generous living room with feature gas fire and excellent views towards St.Polycarp's Church, bright dining room with patio door access to the rear garden and a modern spacious kitchen. On the first floor there are three well-proportioned bedrooms and a contemporary shower room. Externally there is ample off-street parking, a generous level rear garden with paved patio area and adjoining garage . Of special note is the proximity to a diverse range of amenities including convenience stores, village-type shops, bus and rail halts and many tempting cafes and bar-restaurants. Furthermore, the property benefits from mains gas fired central heating and uPVC double glazing. Early viewing is highly recommended.

Offers Over
£275,000

103 Upper Lisburn
Road,
Belfast,
BT10 0LG

Viewing by
appointment
through agent
028 9066 3030



- Excellent well-maintained family home in highly sought after location in South Belfast
- Spacious living room with feature gas fire and beautiful outlook towards St.Polycarp's Church
- Generous sitting/dining room with patio doors onto enclosed rear garden
- Modern fully fitted kitchen
- Three well-proportioned bedrooms
- Contemporary first floor shower room
- Mains gas central heating; uPVC double glazing
- Beautifully maintained enclosed rear garden with paved patio area
- Ample driveway parking; Adjoining garage
- Early viewing is highly recommended

The Property Comprises:

Ground Floor

HALLWAY: uPVC front door, laminate wood effect flooring.



LIVING ROOM: 13' 9" x 10' 2" (4.19m x 3.1m) Feature bay window, feature fireplace with tiled hearth and open gas fire, laminate wood effect flooring, picture rail.



DINING ROOM: 12' 5" x 9' 7" (3.78m x 2.92m) Feature fireplace with hardwood surround and cast iron insert with open fire, shelved storage cupboard. Laminate wood effect flooring, double patio doors onto enclosed rear garden. Picture rail.



KITCHEN: 18' 3" x 5' 9" (5.56m x 1.75m) Range of high and low level units, built-in oven, four ring gas hob and extractor fan. Plumbed for washing machine and dishwasher, formica work surfaces, tiled splashback, stainless steel sink with mixer tap, vinyl flooring.



First Floor

LANDING: Carpeted, stained glass window.



BEDROOM (1): 11' 0" x 8' 8" (3.35m x 2.64m) Laminate wood effect flooring.



BEDROOM (2): 9' 8" x 8' 8" (2.95m x 2.64m) Vinyl flooring, recessed lighting.



BEDROOM (3): 7' 4" x 6' 9" (2.24m x 2.06m) Vinyl flooring, recessed lighting.



SHOWER ROOM: Low flush wc, wash hand basin with cabinet below, fully tiled walk-in corner shower cubicle, chrome heated towel rail, recessed lighting, access to loft.



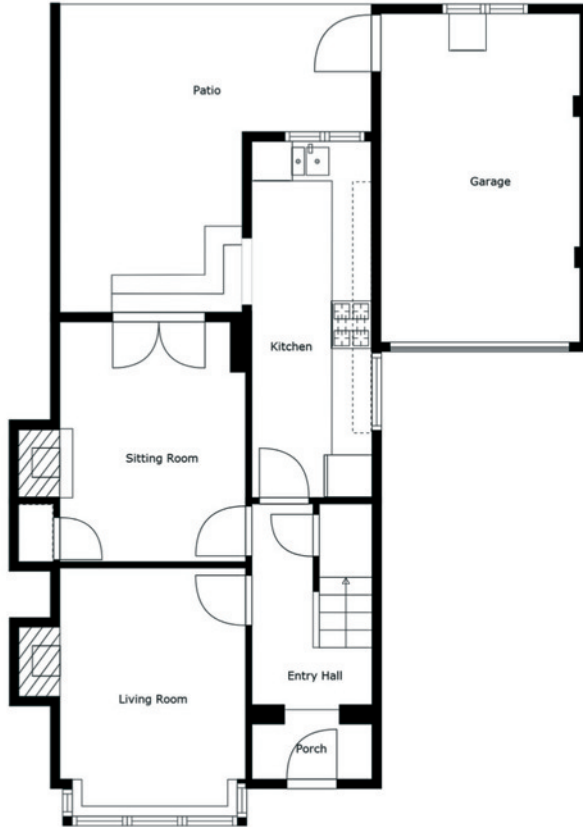
Outside

Driveway parking to the front for two cars.

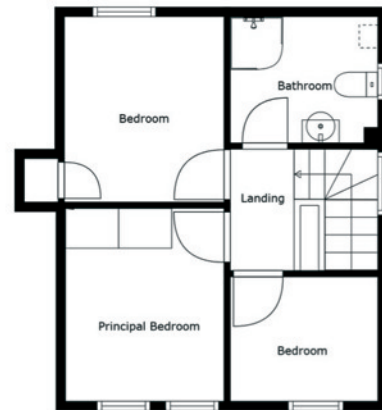
ADJOINING GARAGE: 17' 3" x 9' 3" (5.26m x 2.82m) Up and over door, light and power.

ENCLOSED REAR GARDEN: Paved patio area in lawn.



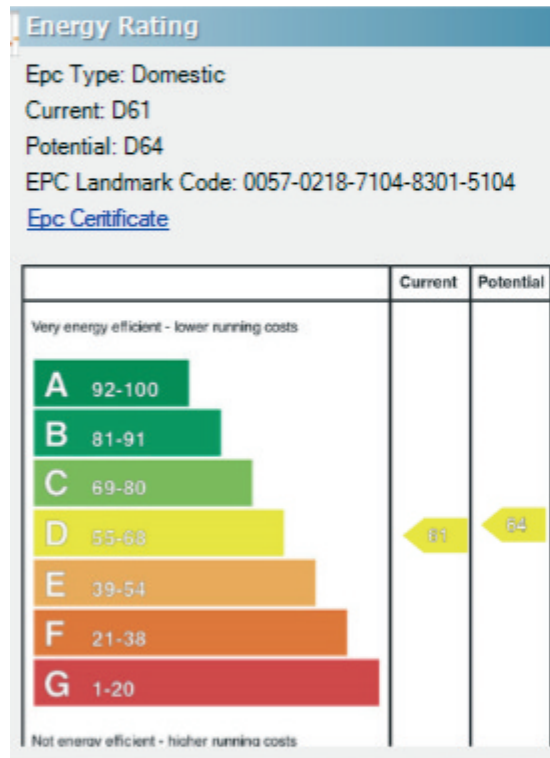


Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.



Location:

Leaving Belfast on the Lisburn Road continue over the flyover by the Kings Hall, the property is on the right hand side facing St.Polycarp's Church.

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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

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