



## 6 Lakeside Drive, Belfast, BT10 0NU

**Price Guide £195,000**

We are pleased to present for sale this well presented semi-detached home located just off Finaghy Road South. The accommodation comprises living room open plan to dining room, fitted kitchen, three bedrooms and bathroom suite. There is an enclosed rear garden in lawn with paved patio area, front garden in lawn and driveway providing off street parking. Gas fired central heating and PVC double glazing are both in place. Located within easy reach to a host of excellent amenities including leading primary & post primary schools, transport links and shops, viewing is highly recommended.

- A Well Presented Semi-Detached House In A Prime Residential Location
- Living Room Open Plan To Dining Room
- Good Sized Rear Garden In Lawn With Paved Patio Area
- Gas Fired Central Heating / PVC Double Glazing
- Close To Leading Pre & Post Primary Schools, Excellent Transport Links & Recreational Parks
- Three Good Sized Bedrooms
- Well Equipped Fitted Kitchen
- Front Garden Area & Driveway Providing Off Street Parking
- An Ideal Opportunity For The First Time Buyer Or Young Family

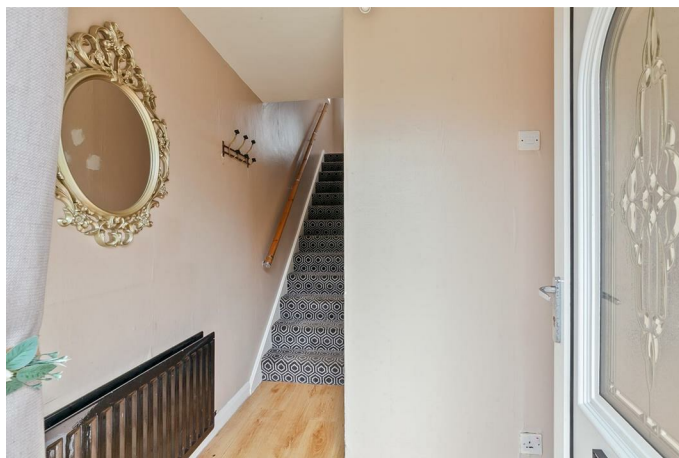
Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		69	71
EU Directive 2002/91/EC			



**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**  
PVC front door.

**RECEPTION HALL**



Laminate wood floor.

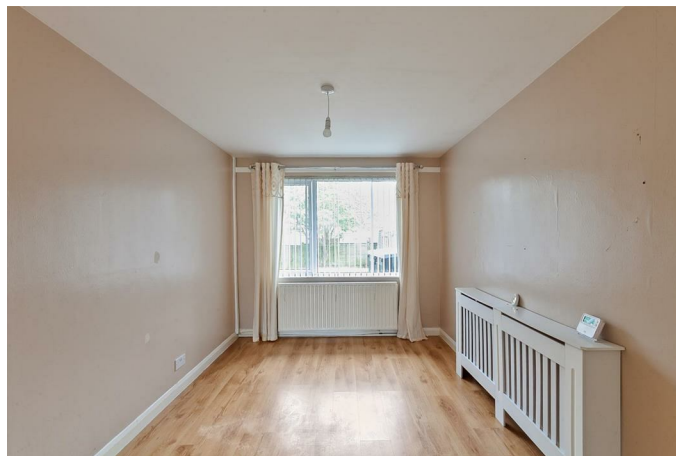
**LIVING ROOM 12'11" x 12'7" (3.94 x 3.84)**



Laminate wood floor, storage under stairs.



**DINING ROOM 11'5" x 8'10" (3.5 x 2.7)**



Laminate wood floor.

**KITCHEN 12'1" x 7'6" (3.7 x 2.3)**



Range of high and low level units, stainless steel sink unit with drainer & mixer tap, plumbed for washing machine, integrated oven, 4 ring hob, extractor fan, part tiled walls.

**ON THE FIRST FLOOR**

**BEDROOM ONE 12'9" x 9'6" (3.9 x 2.9)**



Built in robes. Laminate wood floor.

### BEDROOM TWO 9'6" x 9'6" (2.9 x 2.9)



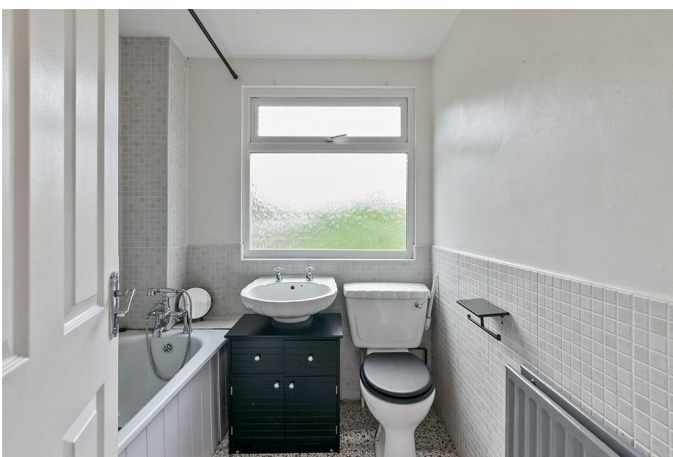
Built in robe. Laminate wood floor.

### BEDROOM THREE 9'2" x 6'2" at widest points (2.8 x 1.9 at widest points)



Built in cupboard. Laminate wood floor.

### BATHROOM



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

### OUTSIDE



Enclosed garden to rear in lawn with patio area. Front garden in lawn. Tarmac driveway providing off street parking.

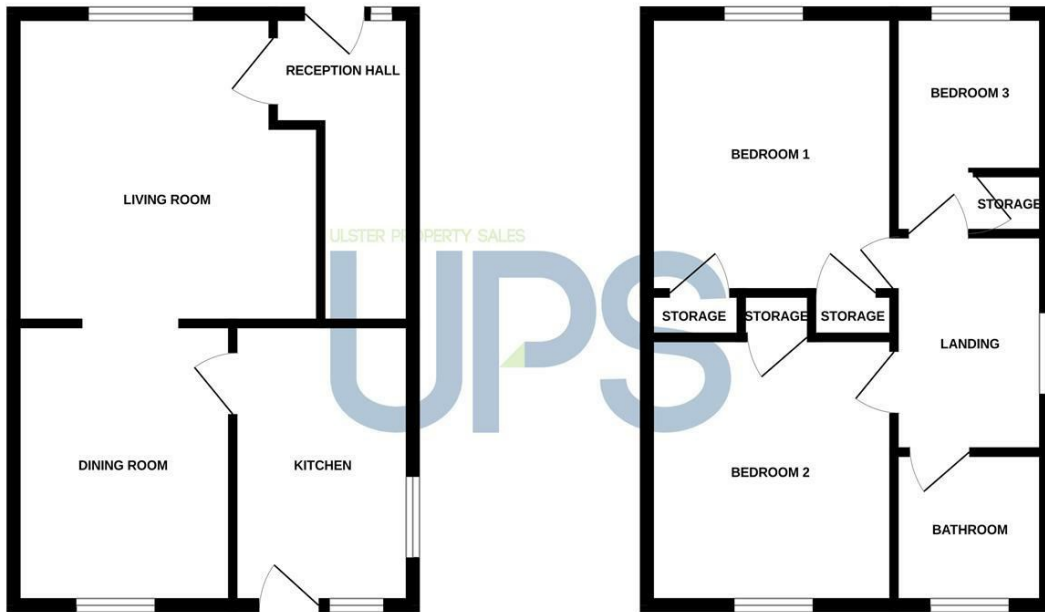




# Floor Plan

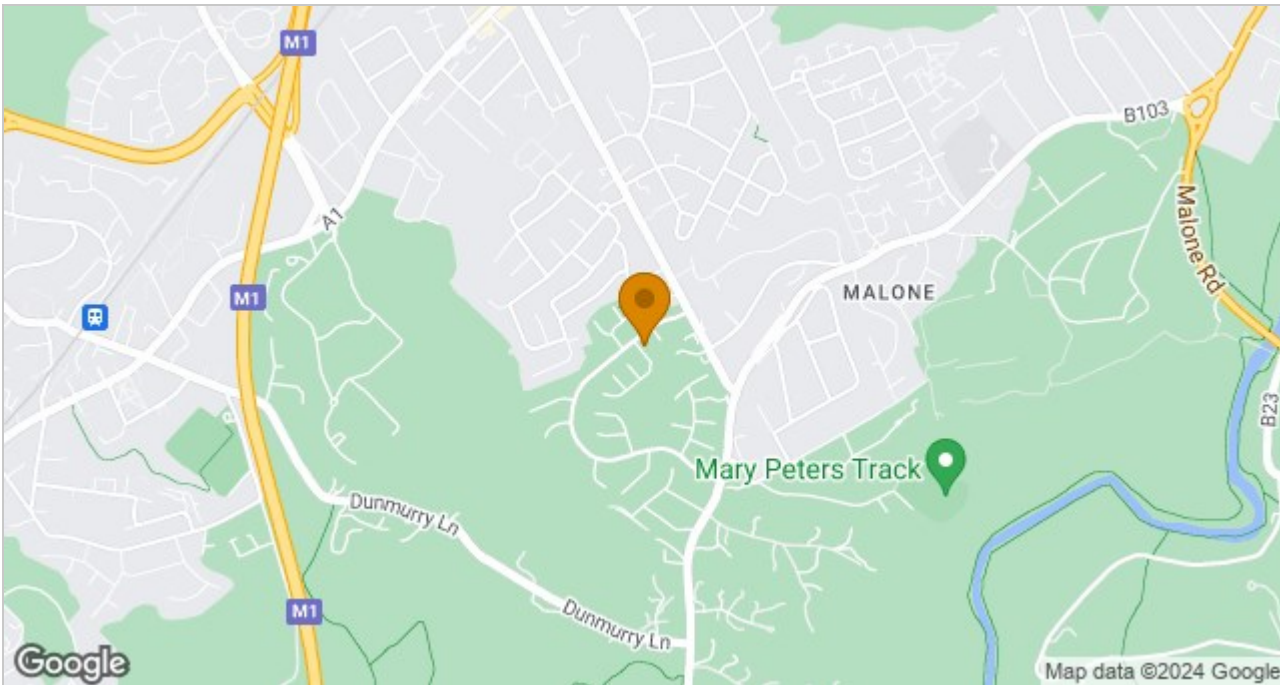
GROUND FLOOR

1ST FLOOR



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



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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