



## 22 Locksley Gardens, Belfast, BT10 0EA

**Price Guide £265,000**

Beautifully presented, this immaculate semi detached home is conveniently located just off the Upper Lisburn Road in South Belfast. The accommodation comprises on the ground floor, lounge with feature wood burning stove open plan to a beautiful fitted kitchen / dining space. On the first floor, there are three good sized bedrooms and contemporary 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 decked & paved patio areas 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
- Lounge With Multi - Fuel Wood Burning Stove
- Contemporary Bathroom Suite
- Enclosed Rear Garden In Lawn With Decked & Paved Patio
- Three Good Sized Bedrooms
- Open Plan Kitchen / Dining
- Gas Fired Central Heating / PVC Double Glazing
- Detached Garage / Tarmac Driveway To Front Providing Excellent Parking

Energy Efficiency Rating		Current	Potential
(92 plus)	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		67	71
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

PVC front door with glass panels.

**RECEPTION HALL**



Tiled floor, recessed spotlighting, storage under stairs.

**LOUNGE 13'1" x 9'10" (4.0 x 3.0)**



Engineered wood floor, multi - fuel wood burning stove with granite hearth, bay window, open aspect to kitchen / dining.



**KITCHEN / DINING 16'0" x 9'10" (4.9 x 3.0)**



Excellent range of high and low level units, integrated fridge / freezer, integrated washing machine, Belling oven with 4 ring gas hob & stainless steel extractor fan, single drainer stainless steel sink unit with mixer tap.



**ON THE FIRST FLOOR**

Stain glass window.

**BEDROOM ONE 11'5" x 9'10" (3.5 x 3.0)**



**BEDROOM TWO 9'10" x 8'10" (3.0 x 2.7)**



**BEDROOM THREE 6'2" x 5'6" (1.9 x 1.7)**



**BATHROOM**



Contemporary white suite comprising bath with thermostatic shower over, low flush W.C, wash hand basin with storage below, chrome wall mounted radiator.

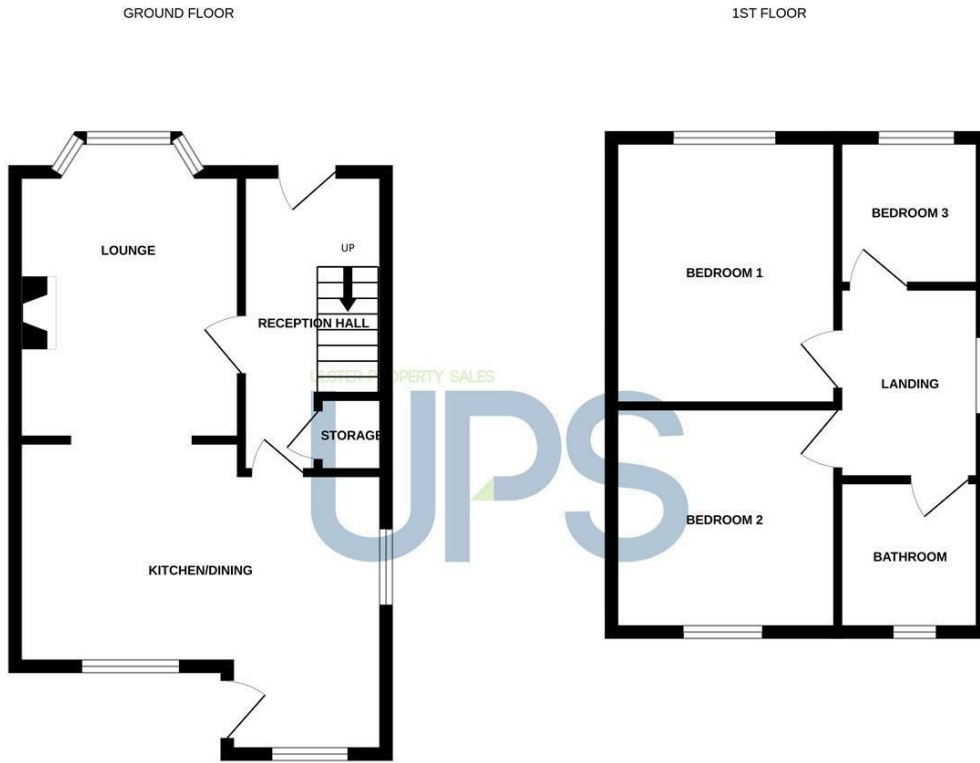
**OUTSIDE**



Enclosed rear garden in lawn with decked & paved patio areas. Spacious tarmac driveway to front providing ample parking. Detached garage with power.



# 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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