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**Apt 2, 20 Upper Lisburn Road**

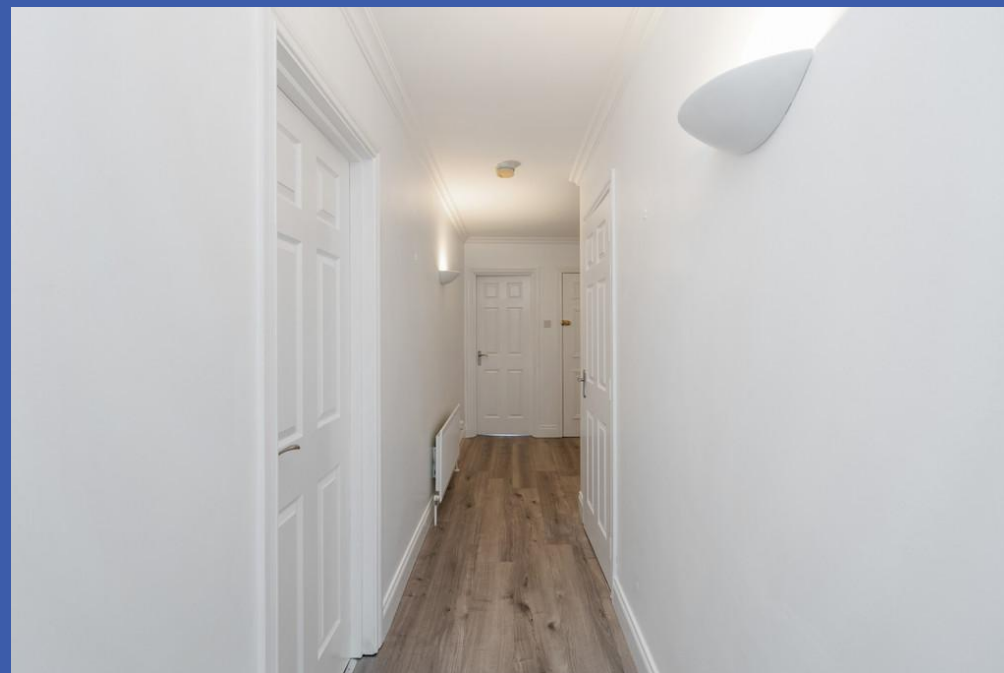
**Finaghy  
BT10 0AA**

**Offers In Region Of £179,950**



## **APT 2, 20 UPPER LISBURN ROAD, BT10 0AA**

- **Exceptionally Finished Ground Floor Apartment**
- **Two Well Proportioned Bedrooms (Master Ensuite)**
- **Open Plan Living/Dining/Kitchen**
- **Modern Fitted Kitchen With Range Of Integrated Appliances**
- **Bathroom With White Suite**
- **Private Patio Area To Rear**
- **External Store**
- **Gas Fired Central Heating / Double Glazed Windows**
- **Superb Convenient Location Close To Local Amenities And Transport Links**



This superb ground floor apartment has to be viewed to be fully appreciated. The apartment is conveniently located on Upper Lisburn Road close to Balmoral Train Station, Creighton's filling station, the M1 Motorway and the amenities of Lisburn Road.

The accommodation briefly comprises of two well proportioned double bedrooms, master ensuite, bathroom and open plan living/dining/kitchen area. There are good storage cupboards in the apartment and it benefits from gas fired central heating.

The apartment also has an external storage area and private patio garden.

We would encourage viewing at your earliest convenience so as not to miss out.





## PROPERTY COMPRISES

Communal entrance hall with tiled floor and stairs to other levels, hardwood entrance door.

**RECEPTION HALL** Generous built in storage cupboards.

**OPEN PLAN LIVING/KITCHEN/DINING AREA 29' 4" x 12' 7" (8.94m x 3.84m)** Feature gas fire with carved timber surround and granite inset and hearth. Kitchen with range of high and low level units, granite effect work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer taps, integrated 4 ring gas hob, integrated under oven, stainless steel extractor canopy, gas fired boiler, integrated dishwasher, integrated washer dryer, tiled floor, tiled splash back, recessed low voltage spotlights, cornice ceiling, ceiling rose.

**BATHROOM** White suite comprising of panelled bath with shower over, low flush WC, pedestal wash hand basin, part tiled walls, tiled floor.

**BEDROOM 15' 11" x 9' 5" (4.85m x 2.87m)** Access to sliding patio doors, to rear garden area.

**ENSUITE SHOWER ROOM** Comprising of an enclosed shower cubicle, pedestal wash hand basin, low flush WC, part tiled walls, tiled floor, recessed low voltage spotlights, extractor fan.

**BEDROOM 2 13' 4" x 8' 5" (4.06m x 2.57m)**

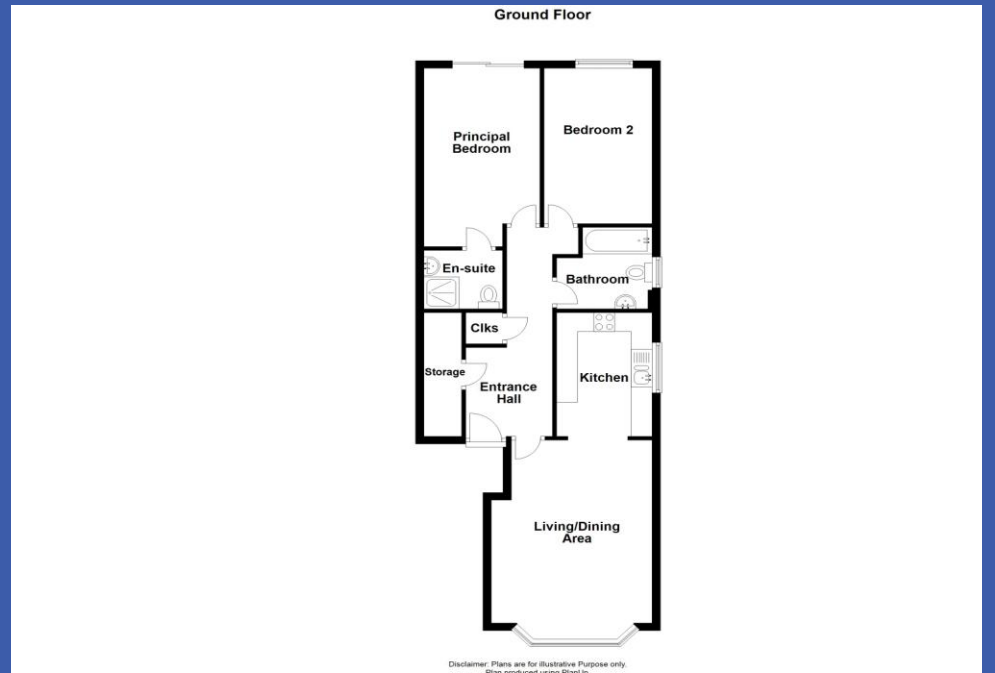
**OUTSIDE** Private patio garden area with gravel and planted flower beds, external store, parking front and rear.

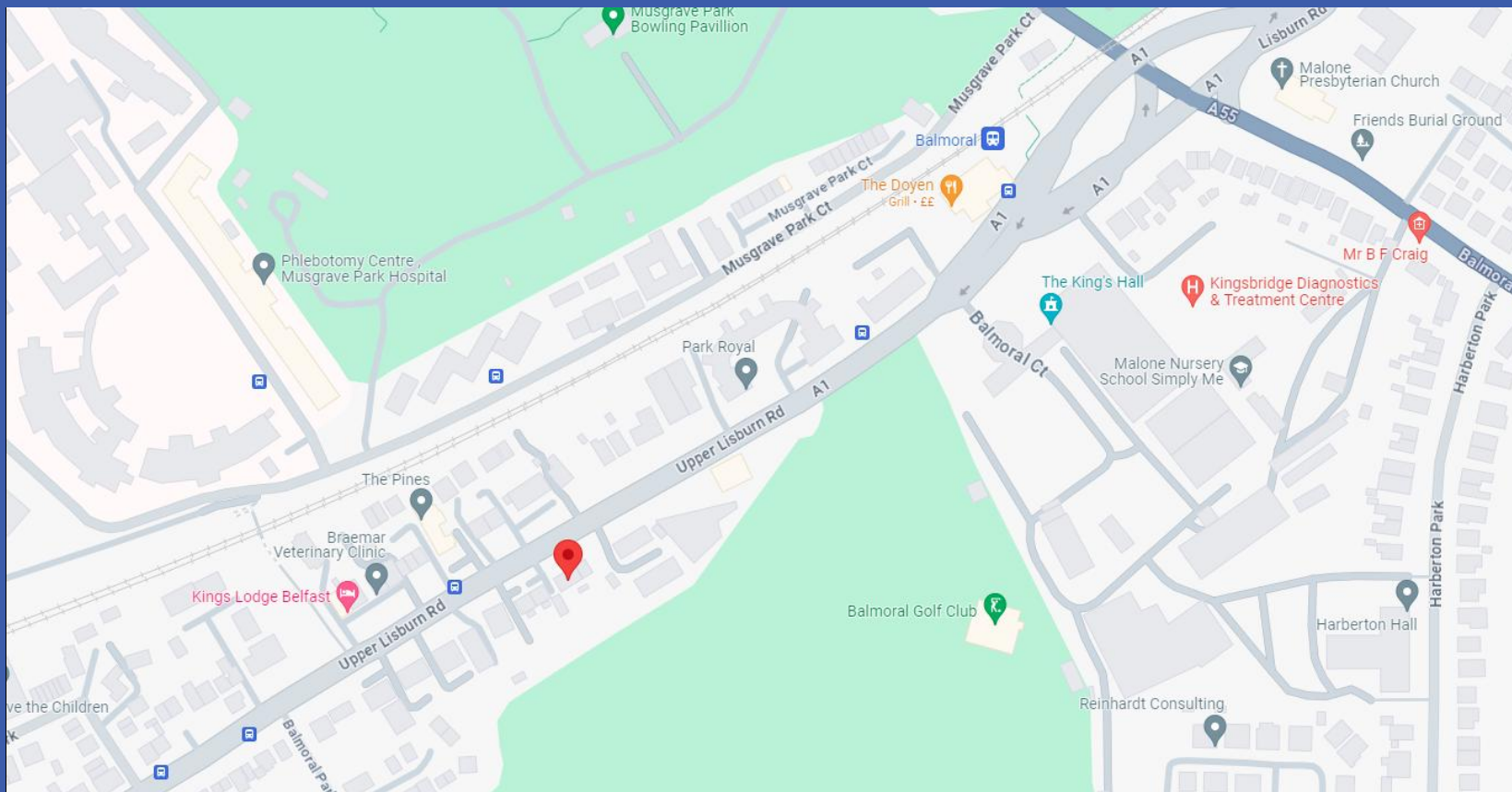












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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