



This attractive, three-bedroom, semi-detached property is tucked away in a location just off Upper Lisburn Road and is extremely convenient to the many amenities in both the Malone and Finaghy area. It is easy commuting distance into Belfast or Lisburn Cities and close to the main arterial network whether going North or South.

The property is well presented, providing bright and spacious accommodation. The property has been extended to offer an open plan living area into a kitchen and has also created a utility room and downstairs cloakroom. On the first floor there are two well-proportioned bedrooms, a study area, and a shower room. Of particular note, the principal bedroom boasts access to a first-floor terrace area. There is a third bedroom on the second floor. Internal accommodation superbly complemented by the delightful, enclosed, and private rear garden.

This beautiful home is sure to attract the interest of a wide range of prospective purchasers and internal inspection is highly recommended.

Offers Over
£315,000

37 Priory Park,
BELFAST,
BT10 0AE

Viewing by
appointment
through agent
028 9066 3030



- Attractive semi-detached home, located off the Upper Lisburn Road
- Extended to give additional ground floor space and first floor terrace
- Two bright reception rooms, one offering a home office “nook”
- Open plan lounge into extended modern kitchen
- Utility room and ground floor cloak room
- Two well proportioned bedrooms on first floor
- Principal bedroom with access to first floor terrace
- Study area leading to second floor
- Third bedroom on second floor
- Rear enclosed garden
- Double glazed and oil fired central heating
- Convenient to the many amenities in both the Malone and Finaghy area

The Property Comprises:

Ground Floor

uPVC front door with stained glass side panels to . . .

HALLWAY: Carpeted, understairs storage cupboard.



LIVING ROOM: 14' 6" x 12' 1" (4.42m x 3.68m) Feature bay window, feature fireplace with pine surround, marble hearth, brick inset and open fire.



LOUNGE: 12' 2" x 10' 3" (3.71m x 3.12m) Wood strip flooring, feature fireplace with mahogany surround, tiled hearth and open fire with back boiler.



LIBRARY/HOME OFFICE: 10' 10" x 7' 5" (3.3m x 2.26m) (at widest points). Wood strip flooring, feature stained glass window.

KITCHEN/DINING: 17' 1" x 15' 1" (5.21m x 4.6m) Range of high and low level units, built-in oven, ceramic hob and extractor above, integrated dishwasher and fridge freezer, stainless steel sink with mixer tap, laminate work surfaces and splash back, vinyl flooring, double patio door onto enclosed rear garden.



UTILITY ROOM: Plumbed for washing machine, stainless steel sink with mixer tap, laminate work surfaces, vinyl flooring, uPVC side door onto rear garden.

DOWNSTAIRS W.C.: 11' 1" x 4' 3" (3.38m x 1.3m) Low flush wc, wash hand basin, vinyl flooring, extractor fan.

First Floor

LANDING: Carpeted.

SHOWER ROOM: Low flush wc, wash hand basin in vanity unit with storage underneath, hotpress, ceramic tiled walls, laminate flooring.



BEDROOM (1): 14' 5" x 10' 10" (4.39m x 3.3m) Laminate wood effect flooring, built-in sliding mirrored wardrobes, picture rail.



BEDROOM (2): Laminate wood effect flooring, built-in sliding mirrored wardrobes, uPVC door to paved balcony, picture rail.



STUDY: 6' 9" x 8' 3" (2.06m x 2.51m) Carpeted. Fixed staircase to . . .

Second Floor

BEDROOM (3): 18' 4" x 10' 9" (5.59m x 3.28m) Carpeted, two Velux windows, under eaves storage.



Outside

ADJOINING GARAGE: 20' 5" x 10' 6" (6.22m x 3.2m) Up and over door, light and power, oil fired boiler.

Enclosed rear garden with extensive lawn with mature trees and shrubs, paved patio area.

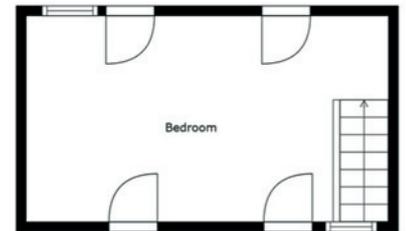




Floor 1

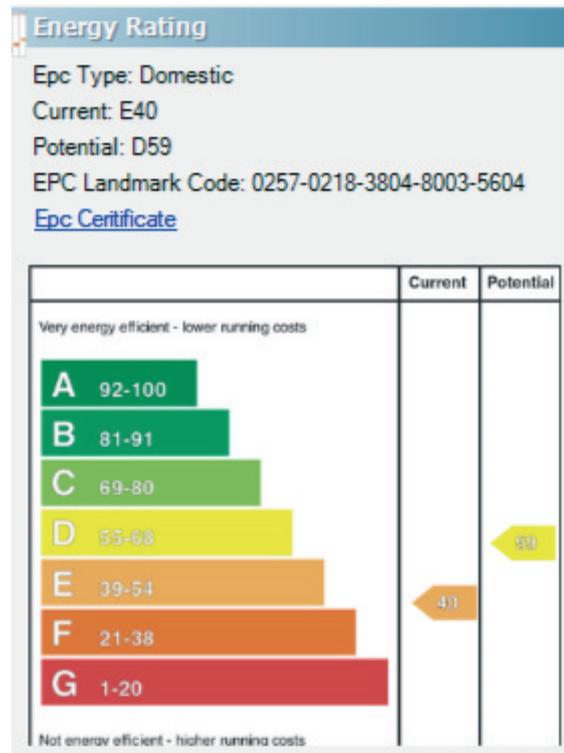


Floor 2



Floor 3

Sizes And Dimensions Are Approximate. Actual May Vary.



Location:

Travelling out of Belfast on the Upper Lisburn Road, pass Creighton's garage, Priory Park is on left hand side and number 37 is on the right-hand side.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

