



93 Locksley Park, Belfast, BT10 0AT

Price Guide £250,000

This attractive semi-detached property is set in a prime residential location in this popular area of South Belfast just off the Upper Lisburn Road. Well presented throughout, the accommodation comprises, two reception rooms, both with attractive fireplaces, conservatory, well presented kitchen, ground floor W.C, three well proportioned bedrooms and modern bathroom suite with separate W.C. The outside of the property benefits from a fully enclosed south facing rear garden, front garden in lawn, detached garage and driveway to front providing ample off street parking. Internal viewing is recommended to appreciate the size and potential of this excellent home. In close proximity to local schools, shopping facilities and excellent commuter access to Belfast City Centre, this fine home will appeal to a range of prospective purchasers therefore early viewing is recommended.

- Well Presented Semi-Detached Home
- Two Reception Rooms & Conservatory
- Downstairs W.C, Contemporary Bathroom Suite & Seperate W.C
- Driveway & Detached Garage
- Sought After Residential Location Convenient To Shops, Transport Links & The Lisburn Road / Finaghy
- Three Good Sized Bedrooms
- Excellent Kitchen With Room For Dining
- South Facing Garden In Lawn & Front Garden In Lawn
- Gas Fired Central Heating / PVC Double Glazing
- An Ideal Family Home Or Indeed First Time Buy

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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		EU Directive 2002/91/EC	

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

PVC front door.

RECEPTION HALL



Laminate wood floor.

LOUNGE 14'5" x 11'9" (4.4 x 3.6)



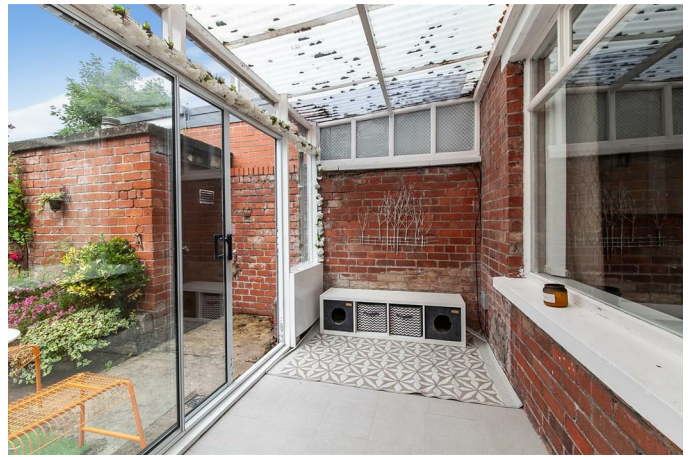
Original herringbone solid wood floor. Tiled fireplace.

LIVING ROOM 13'1" x 11'9" (4.0 x 3.6)



Laminate wood floor. Tiled fireplace.

CONSERVATORY 11'9" x 6'2" (3.6 x 1.9)



Sliding patio doors to enclosed rear garden. Tiled floor.

KITCHEN 15'1" x 7'10" (4.6 x 2.4)



Excellent range of high and low level units, integrated oven with 4 ring hob & extractor fan, Belfast style sink, plumbed for washing machine, integrated fridge freezer, tiled floor.



W.C

Low flush W.C, wash hand basin.

ON THE FIRST FLOOR



Access to roof space via slingsby ladder.

BEDROOM ONE 12'1" x 9'10" (3.7 x 3.0)



BEDROOM TWO 12'9" x 9'10" (3.9 x 3.0)



BEDROOM THREE 9'2" x 7'10" (2.8 x 2.4)



BATHROOM



Contemporary white suite comprising panel bath with shower over, pedestal wash hand basin, fully tiled walls, tiled floor.

W.C

Low flush W.C. Tiled floor.

OUTSIDE



Beautiful south facing rear garden in lawn, spacious front garden in lawn. Driveway providing ample parking space.

DETACHED GARAGE 20'8" x 9'6" (6.3 x 2.9)

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 operation or efficiency can be given.
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Area Map



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