



150 Sicily Park, Belfast, BT10 0AQ

Price Guide £200,000

Located just off the Upper Lisburn Road in South Belfast, this semi detached property is chain free and ready to move into. The bright and spacious accommodation comprises two reception rooms, kitchen, three good sized bedrooms and bathroom suite with separate W.C. Externally there is a large, enclosed garden to rear in lawn, detached garage and driveway to front. Oil fired central heating and PVC double glazing are both in place. Located close to many leading schools, excellent transport links and the shops and restaurants of the Lisburn Road, early viewing is recommended.

- Excellent Semi-Detached Home In A Popular Residential Location
- Two Spacious Reception Rooms
- Oil Fired Central Heating / PVC Double Glazing
- Detached Garage / Front Driveway
- An Ideal Home For The First Time Buyer
- Three Good Sized Bedrooms
- First Floor Bathroom With Separate W.C
- Large Enclosed Rear Garden In Lawn
- Close To Many Leading Primary & Post Primary Schools

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



Storage under stairs.

LIVING ROOM 12'1" x 11'5" (3.7 x 3.5)



Fireplace.

DINING ROOM 11'5" x 10'2" (3.5 x 3.1)



Fireplace.

KITCHEN 9'6" x 7'6" (2.9 x 2.3)



Range of high and low units, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, extractor fan.

ON THE FIRST FLOOR



Stain glass window.

BEDROOM ONE 12'1" x 11'5" (3.7 x 3.5)



Excellent range of sliding mirrored robes.

BEDROOM TWO 11'5" x 11'5" (3.5 x 3.5)



Built in storage cupboard.

BEDROOM THREE 8'6" x 7'10" (2.6 x 2.4)



BATHROOM



Panel bath, pedestal wash basin.

W.C

Low W.C.

OUTSIDE



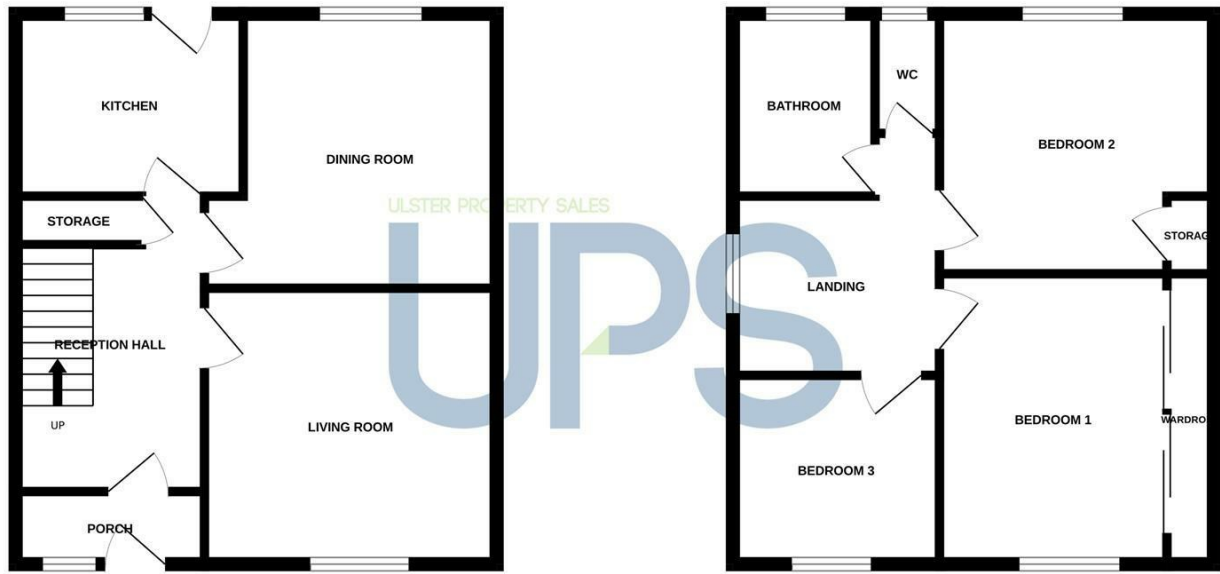
Large enclosed rear garden in lawn.
Detached garage. Driveway to front.



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



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