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198 Upper Lisburn Road

Finaghy
BT10 0LA

Offers Over £325,000

198 UPPER LISBURN ROAD, BT10 0LA

- **Attractive Extended Detached Family Home**
- **Living Room with Feature Fireplace**
- **Fitted Kitchen**
- **Dining Room Open Plan to Sitting Room**
- **3 Bedrooms**
- **Family Bathroom / Ground Floor Cloakroom with WC**
- **Well Presented Throughout**
- **Gas Fired Central Heating / Double Glazed Windows / Driveway Parking**
- **Private Rear Gardens in Lawns with Sheltered Sitting Area**
- **Convenient to Local Amenities including Shops, Public Transport and Leading Schools**

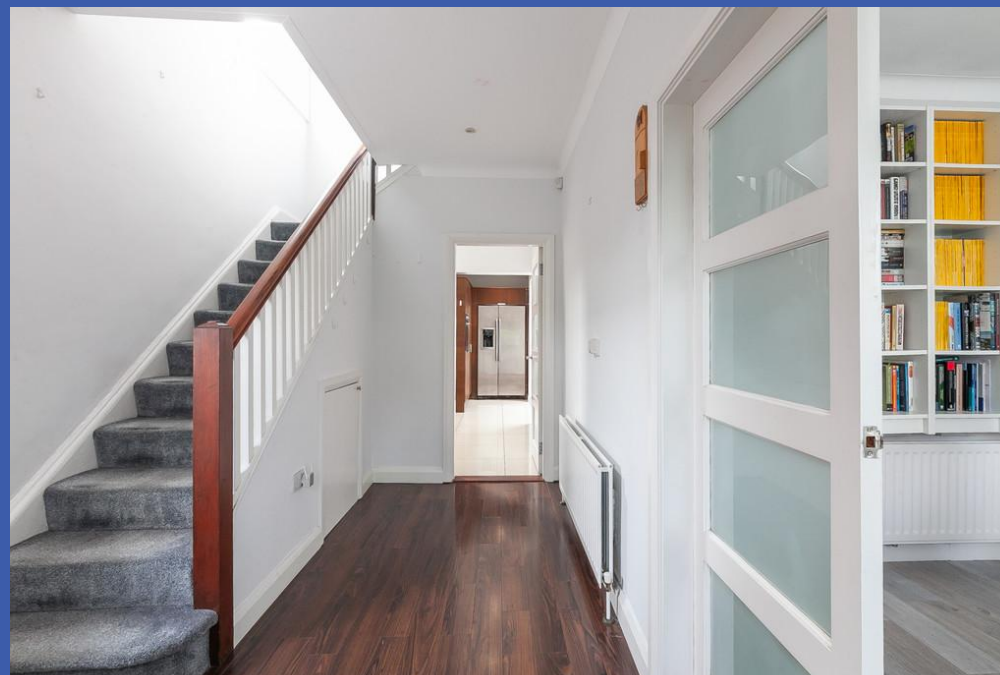
This attractive, extended detached property is situated in a prime, convenient location on Upper Lisburn Road, Finaghy.

The property is extremely well presented and tastefully decorated by the current owner and offers spacious, well proportioned accommodation which is finished to a high specification throughout.

The internal accommodation benefits from the generous living room along with a modern kitchen open plan to dining room and family room overlooking the rear garden. On the first floor there are three bedrooms and a bathroom with white suite.

The internal accommodation is perfectly complemented by the enclosed and private rear garden and sheltered sitting area.

This fine home is ideally located close to many local amenities including shops and public transport, viewing is highly recommended.







PROPERTY COMPRISES

ENTRANCE HALL uPVC front door, corning, spot lighting, walnut effect flooring.

WC CLOAKROOM Low flush WC, vanity unit, porcelain tiled floor.

LIVING ROOM 13' 6" x 11' 0" (4.11m x 3.35m) Bay window, glazed double door from entrance hall, marble fire place with cast iron inset and granite hearth, spot lighting, corning.

LUXURY KITCHEN 16' 4" x 8' 0" (4.98m x 2.44m) Range of high and low level oak units with chrome handles, marble effect work surfaces, stainless steel sink unit, four ring hob with chrome extractor fan and glazed canopy over, built in oven, Whirlpool built in microwave, plumbed for washing machine, space for double sized American fridge freezer, porcelain tiled floor, partly tiled walls, low voltage spotlights, feature floor to ceiling radiator, feature archway leading to...

DINING ROOM 11' 6" x 10' 10" (3.51m x 3.3m) Laminate wood effect flooring, spot lighting, steps leading to family sitting room.

FAMILY SITTING ROOM 15' 10" x 10' 2" (4.83m x 3.1m) Walnut effect flooring, display shelving, spotlighting, double doors to rear garden and terrace.

FIRST FLOOR LANDING Access to floored and insulated roof space with ladder access, spot lighting.





BEDROOM 13' 9" x 10' 8" (4.19m x 3.25m) (@ widest points) Bay window, built in robes, spot lighting.

BEDROOM 11' 5" x 10' 7" (3.48m x 3.23m) (@widest points) Double size mirrored robes, Worcester gas boiler, spot lighting.

BEDROOM 10' 2" x 8' 5" (3.1m x 2.57m) (@ widest points) Built in double mirrored robes, built in shelving.

BATHROOM Luxury white suite comprising a fully tiled shower cubicle with chrome Drench shower fitting, curved bath with chrome taps, vanity unit with chrome taps, porcelain tiled floor, fully tiled walls, mirror, display cabinets, heated chrome towel radiator, spot lighting, extractor fan.

OUTSIDE Enclosed driveway with parking for several cars, timber fencing and mature fir trees. Enclosed rear garden laid in a lawn with patio, sun terrace and BBQ area with brick built BBQ, timber fence.

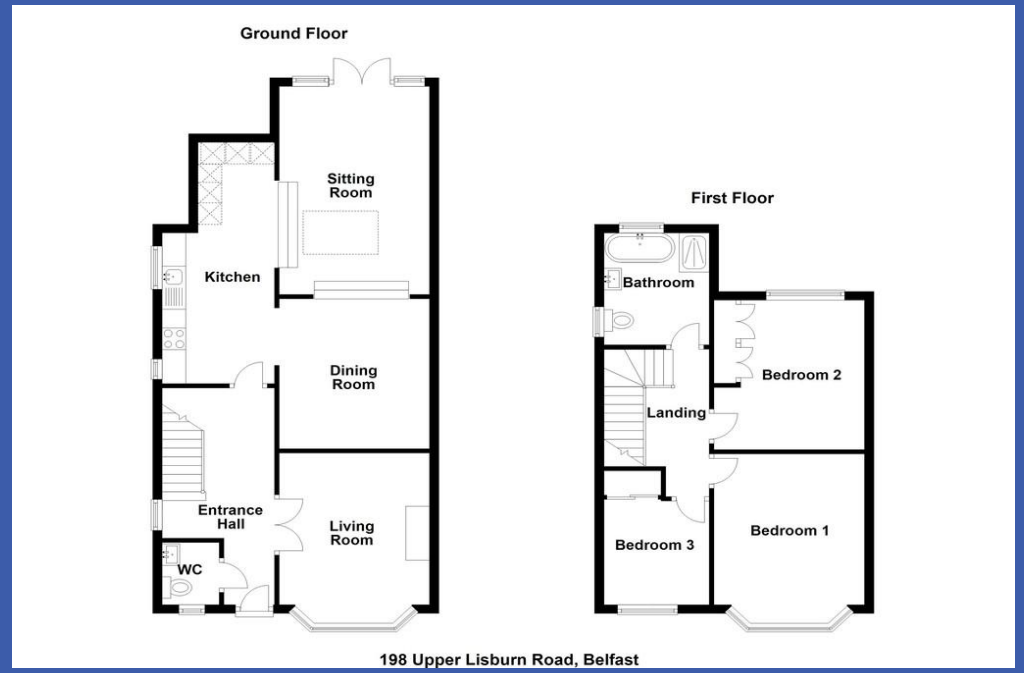
GARDEN STORE 14' 5" x 6' 7" (4.39m x 2.01m) Power and light.

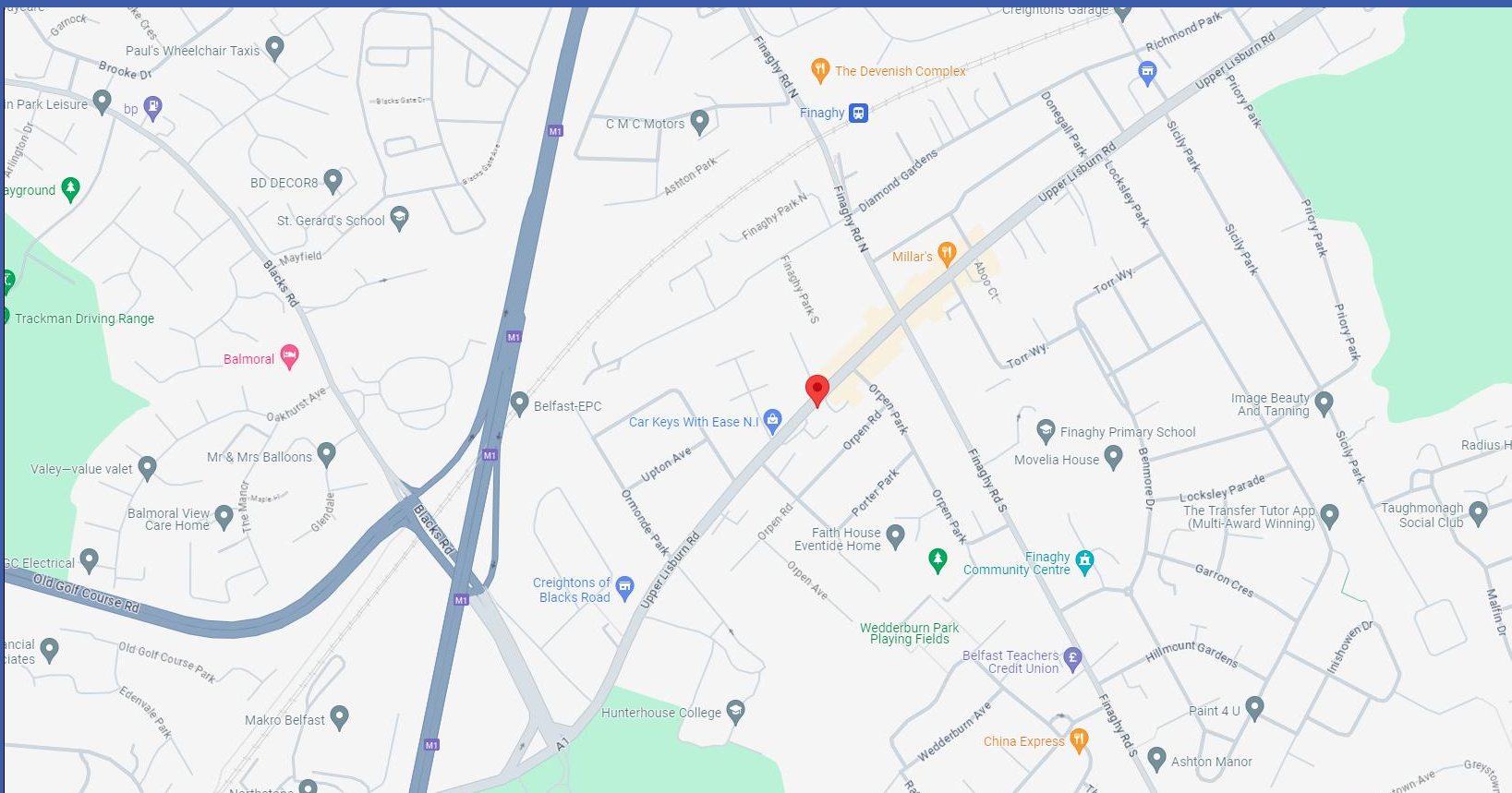












Directions:

Coming out of Belfast on Upper Lisburn Road, no198 is on the left hand side just after Finaghy Crossroads

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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