



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	<b>64</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

103 Upper Lisburn Road, Finaghy,  
Belfast, BT10

Price £279,950

 Reeds Rains

reedsrains.co.uk

103 Upper Lisburn Road, Finaghy, Belfast, BT10

Asking Price: £279,950

Beautiful bay fronted semi-detached home in a sought after south Belfast location close to schools and amenities.

### DESCRIPTION

A stunning red brick semi-detached family home, in the heart of Finaghy, in the South of the city. This superb property has been beautifully cared for by the current owner, leaving the lucky purchaser with little to do but move in.

The home offers excellent accommodation throughout, to include an impressive front reception room with bay window and gas fire, a further reception/dining room with patio doors leading to the rear garden. There is also a bright galley kitchen, with integrated appliances. On the first floor, there are three bright and spacious bedrooms, and a modern shower room with three-piece suite. On the outside, to the front, there is a very impressive, gated driveway with space for multiple cars and access to the garage. To the rear, there is a stunning garden laid in lawn, and also a large paved area perfect for entertaining.

The location is in the catchment area for many leading schools, and is a 15 minute drive to the Belfast City Centre. Metro bus services can also be found on the doorstep.

### GROUND FLOOR

#### Entrance Hall

Welcoming entrance hall with pvc door, under-stair storage cupboard, and laminate flooring.

#### Living Room

13'3" x 10'2" (4.04m x 3.1m)

Stunning bay fronted living room, with high cornice ceilings, laminate flooring, and gas fire. The living room has a beautiful outlook to St. Polycarps Parish Church.

#### Dining Room

12'6" x 10'2" (3.8m x 3.1m)

A bright living and dining room with patio doors leading to the rear garden, and storage cupboard.

#### Kitchen

18'4" x 10'2" (5.6m x 3.1m)

A bright galley kitchen with an excellent range of high and low level units, integrated oven and four-ring gas hob, extractor hood, and 1.5 drainer with swan neck mixer tap. The kitchen has also been plumbed for a dishwasher and dishwasher.

### FIRST FLOOR

#### Landing

Landing with a beautiful stained glass window.

#### Bedroom One

11'1" x 8'10" (3.38m x 2.7m)

Excellent master bedroom with laminate flooring and an outlook to the church.

#### Bedroom Two

9'10" x 8'10" (3m x 2.7m)

Double bedroom with vinyl flooring and an outlook to the rear.

#### Bedroom Three

7'5" x 6'11" (2.26m x 2.1m)

A very generous third bedroom with vinyl flooring and outlook to the church. Currently being used as a home office.

#### Shower Room

6'11" x 6'7" (2.1m x 2m)

A modern shower room with three piece suite, to include a low flush wc, wash hand basin with swan neck mixer tap and vanity unit, and a shower cubicle with thermo-controlled shower unit. The shower room has been beautifully finished with a tiled floor and tiled walls.

### OUTSIDE

Outside, to the front, there is an impressive

gated driveway providing ample car parking space and garage access. To the rear, there is an excellent rear garden laid in lawn, and a patio area, perfect for entertaining. There is also access to the garage.

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All Measurements

All Measurements are Approximate.

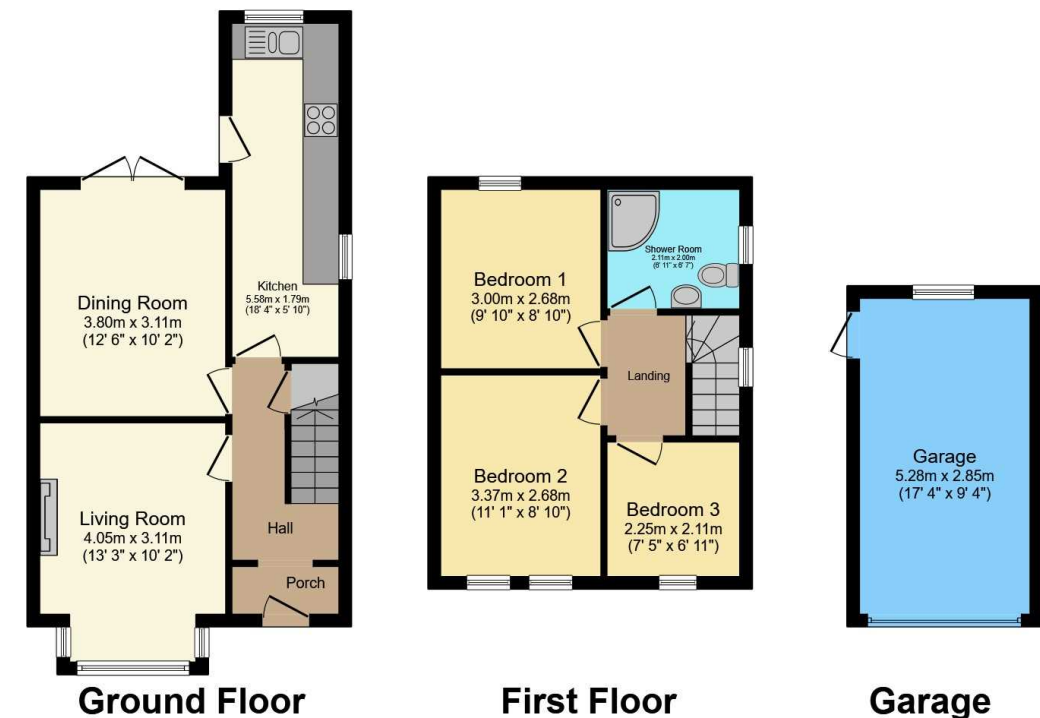
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 89.5 m<sup>2</sup> (964 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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