



This attractive, semi detached property enjoys a quiet location just off Upper Malone Road within close proximity to a wide range of local amenities including the Lagan Towpath, Sir Thomas and Lady Dixon Park, Malone and Dunmurry Golf Clubs and Belfast and Lisburn City Centre.

The property bright and spacious accommodation which is well cared for by the current owners. There are two well proportioned reception rooms, fitted kitchen and three well proportioned bedrooms and bathroom. The property benefits from gas heating.

Externally there are enclosed rear gardens in lawns and raised paved patio area. Driveway parking and detached garage, front gardens with lawns and hedging.

Priced to allow for some modernisation, viewing is highly recommended.

Offers Over
£235,000

87 Greystown Avenue,
Belfast,
BT9 6UH

Viewing by
appointment
through agent
028 9066 3030



- Spacious, Semi-Detached Home in prime Residential Location
- Entrance Hall with Under Stairs Storage
- Lounge with Feature Fireplace
- Living / Dining Room
- Fitted Kitchen with Access to Rear Garden
- Three Well Proportioned Bedrooms
- Main Bathroom
- Gas heating / Double Glazed Windows
- Private and Enclosed Rear Gardens in Lawns with Paved Patio Area
- Driveway parking and Detached Garage
- Convenient to Many Amenities Including Shops and Public Transport, and Into Belfast & Lisburn Cities

The Property Comprises:

Ground Floor

Hardwood front door and glazed side panels to . . .

ENTRANCE HALL: Sanded and varnished floor boards, understairs storage.



LOUNGE: 13' 9" x 10' 9" (4.19m x 3.28m) Sanded and varnished floor boards, cast iron fireplace with gas coal effect fire, low voltage spotlights.



DINING/SITTING ROOM: 11' 9" x 10' 4" (3.58m x 3.15m) Sanded and varnished floor boards.



FITTED KITCHEN: 8' 4" x 8' 3" (2.54m x 2.51m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, space for fridge freezer, cooker, plumbed for washing machine and tumble dryer, breakfast bar for 1, low voltage spotlights, hardwood door and glazing to rear.



First Floor

LANDING: Sanded and varnished floor boards, access to roofspace.



BEDROOM (1): 12' 1" x 10' 5" (3.68m x 3.18m) Built-in robe, sanded and varnished floor boards.



BEDROOM (2): 11' 3" x 10' 6" (3.43m x 3.2m) Range of built-in robes, dressing table, sanded and varnished floor boards.



BEDROOM (3): 8' 0" x 7' 8" (2.44m x 2.34m) Sanded and varnished floor boards.



BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, panelled bath with shower over, heated towel rail, ceramic tiled floor, airing cupboard with gas fired boiler.



Outside

Front garden in lawns with well stocked beds and boundary hedging.

Driveway parking to . . .

DETACHED GARAGE: 14' 6" x 9' 0" (4.42m x 2.74m) Up and over door.

Enclosed rear gardens in lawns with concrete patio and further raised paved patio, boundary fencing and hedging.

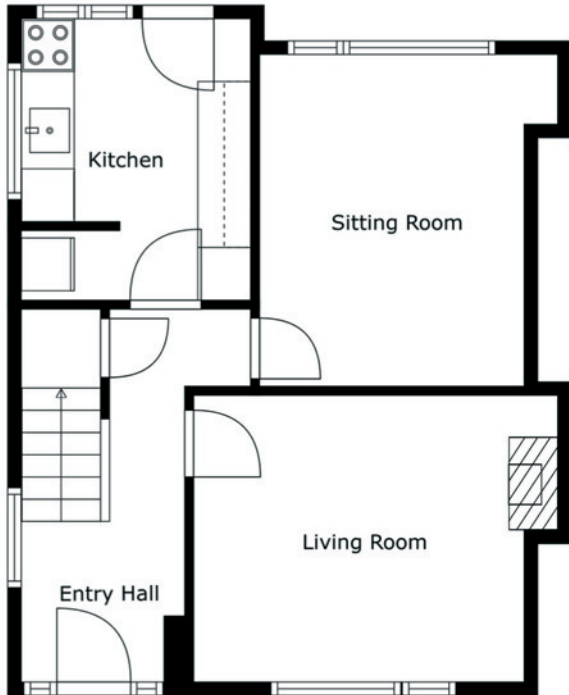


Location:

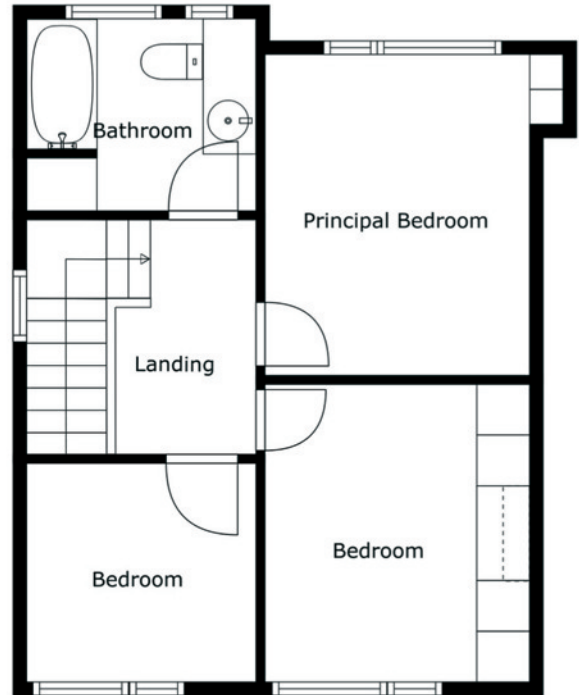
From Malone Road roundabout take Upper Malone Road then Greystown Avenue is on the right hand side.

Telephone 028 9066 3030

www.templetonrobinson.com



Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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

Energy Rating

Epc Type: Domestic
 Current: D56
 Potential: D61
 EPC Landmark Code: 0019-0218-9704-7408-5904
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	56	61
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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.