



## 37 Locksley Gardens, Belfast, BT10 0EB

**Price Guide £250,000**

Renovated and presented to the highest standard we are pleased to offer for sale this extended semi - detached family home ideally located just off the Upper Lisburn Road in South Belfast. The accommodation is generous and will appeal to the first time - buyer or young family alike. On the ground floor there is an inviting reception hall with feature wood panelling and herringbone wood floor. There are two reception rooms along with a contemporary fitted kitchen with open plan dining space. The first floor comprises three bedrooms and luxury bathroom suite. Outside the property benefits from a westerly facing garden in lawn with patio area along with patio front which allows off street parking and detached garage. Gas fired central heating & PVC double glazing are both in place. Close to a host of amenities including leading schools and excellent transport links along with Belfast City Centre, early viewing is recommended.

- Beautifully Presented & Fully Renovated Extended Semi - Detached Home
- Contemporary Fitted Kitchen Open Plan To Dining Area
- Modern Bathroom Suite
- Driveway Providing Ample Parking / Detached Garage
- Convenient Location Close To Leading Schools & Main Arterial Routes
- Two Bright & Spacious Reception Rooms
- Three Bedrooms
- Gas Central Heating / PVC Double Glazed Windows
- Enclosed Rear Garden In Lawn With Paved Patio

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	69	71
(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 with glass panel inset and side panel.

#### RECEPTION HALL



Herringbone wood floor, wood wall panelling.

#### LOUNGE 13'9" x 10'9" (4.2 x 3.3)



Herringbone wood floor. Bay window.

#### LIVING ROOM 17'0" x 10'9" (5.2 x 3.3)



Herringbone wood floor.

#### KITCHEN / DINING 17'0" x 12'1" (5.2 x 3.7)



Excellent range of high and low level units, integrated oven with 4 ring hob & extractor fan, single drainer sink unit with mixer tap, recessed spot lighting, herringbone wood floor, part tiled walls, double doors to rear garden.



## ON THE FIRST FLOOR



## BEDROOM THREE 6'9" x 6'5" (2.06 x 1.96)

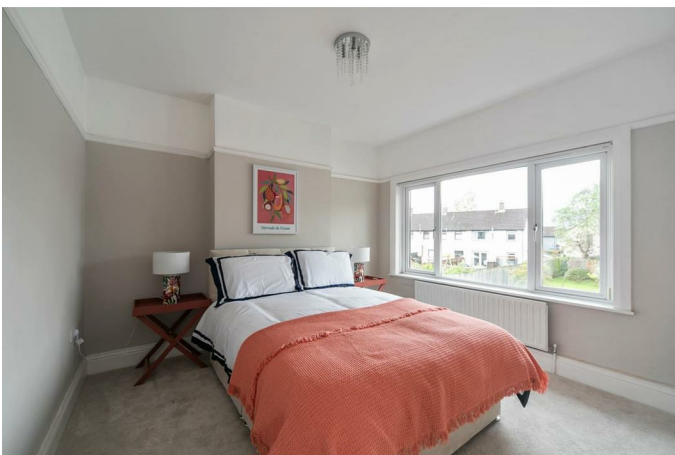


## BEDROOM ONE 13'9" x 10'9" (4.2 x 3.3)



Bay window.

## BEDROOM TWO 10'9" x 10'9" (3.3 x 3.3)



## BATHROOM



Luxury white suite comprising panel bath with shower over, low flush W.C, wash hand basin with storage below, fully tiled walls, tiled floor.

## OUTSIDE

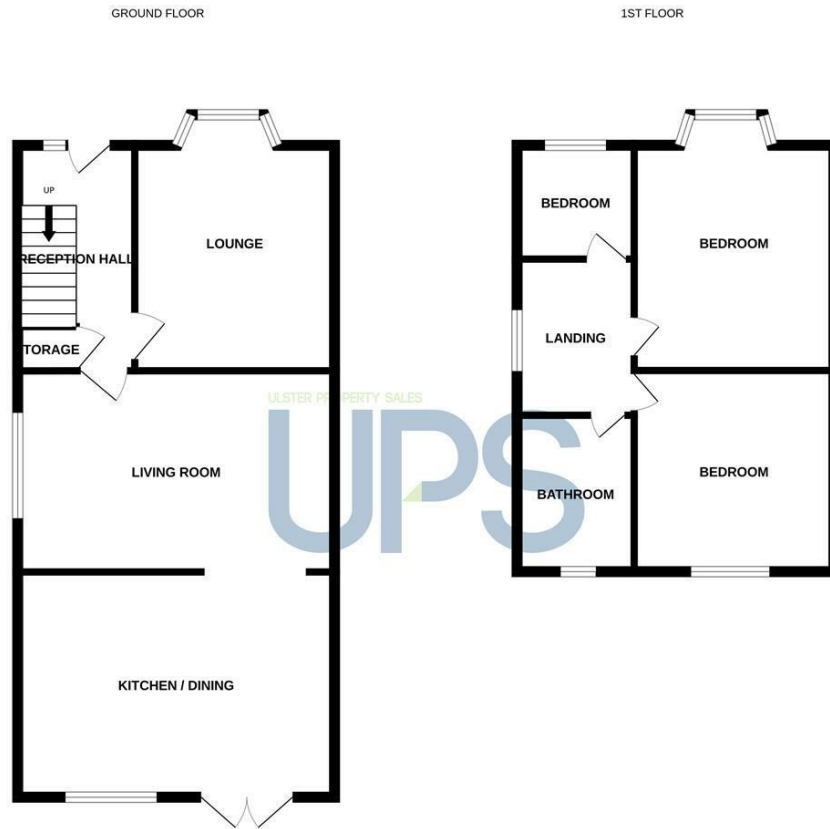


Enclosed rear garden in lawn, paved patio. Paved front providing off street parking.

## DETACHED GARAGE 20'11" x 9'2" (6.4 x 2.8)

Up & over door.

# 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 operability or efficiency can be given. Made with Metropix ©2024

# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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