



12 Beechmount Park, Upper Lisburn Road, Belfast, BT10 0GZ

Price Guide £300,000

We are pleased to offer for sale this beautifully presented semi - detached family home ideally located just off the Upper Lisburn Road in South Belfast. The accommodation is bright and spacious throughout and with nothing to do other than move in we are sure this home will appeal to a range of potential purchasers. On the ground floor there is a front lounge with feature fireplace and kitchen with a range of integrated appliances open plan to dining area with double doors leading to the rear garden. On the first floor there are three good sized bedrooms and luxury bathroom suite. Outside the property benefits from a large garden in lawn with patio area along with front driveway providing off street parking and detached garage. PVC double glazing and oil fired central heating 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 Semi - Detached Home
- Kitchen With Range Of Integrated Appliances Open Plan To Dining Area
- Enclosed Rear Garden In Lawn With Patio, Driveway To Front
- Oil Fired Central Heating / PVC Double Glazing
- Ready To Move Into
- Bright & Spacious Living Room With Feature Fireplace
- Three Good Sized Bedrooms
- Detached Garage
- Convenient Location Close To Leading Schools & Main Arterial Routes

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	67
(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 side glass panels.

RECEPTION HALL



Solid wood floor. Recessed spotlighting.
Storage under stairs.

LIVING ROOM 12'5" x 10'5" (3.8 x 3.2)



Solid wood floor, recessed spotlighting.
Fireplace.

KITCHEN / DINING 17'4" x 11'1" (5.3 x 3.4)



Beautiful range of high and low level units, integrated fridge / freezer, dishwasher, integrated oven, 4 ring hob, stainless steel extractor fan. Herringbone wood effect floor. Recessed spotlighting. Quartz work surfaces. PVC double doors to rear garden.



ON THE FIRST FLOOR

Storage off landing.

BEDROOM ONE 11'5" x 10'5" (3.5 x 3.2)



BEDROOM TWO 12'5" x 10'5" (3.8 x 3.2)



Excellent range of sliding mirrored robes.

BEDROOM THREE 8'2" x 7'10" (2.5 x 2.4)



Built in storage.

BATHROOM



Contemporary white suite comprising bath with electric shower over, low flush W.C, wash hand basin with storage below, fully tiled walls, tiled floor, chrome wall mounted radiator.

OUTSIDE



Excellent enclosed rear garden in lawn with patio area. Driveway to front providing off street parking.



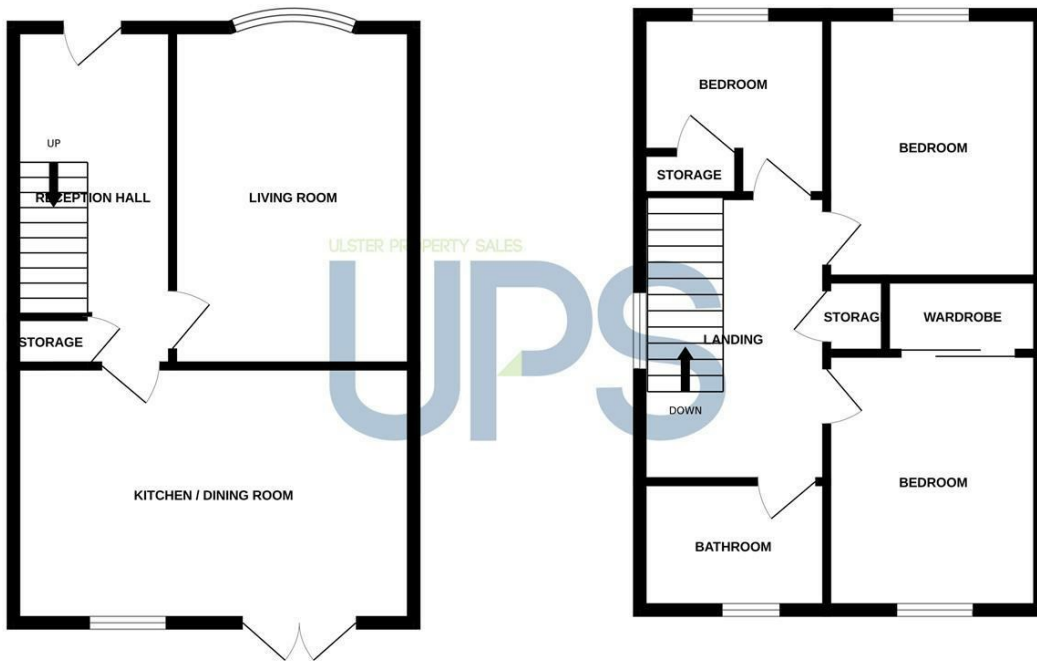
DETACHED GARAGE

Up & over door. Plumbed & wired.

Floor Plan

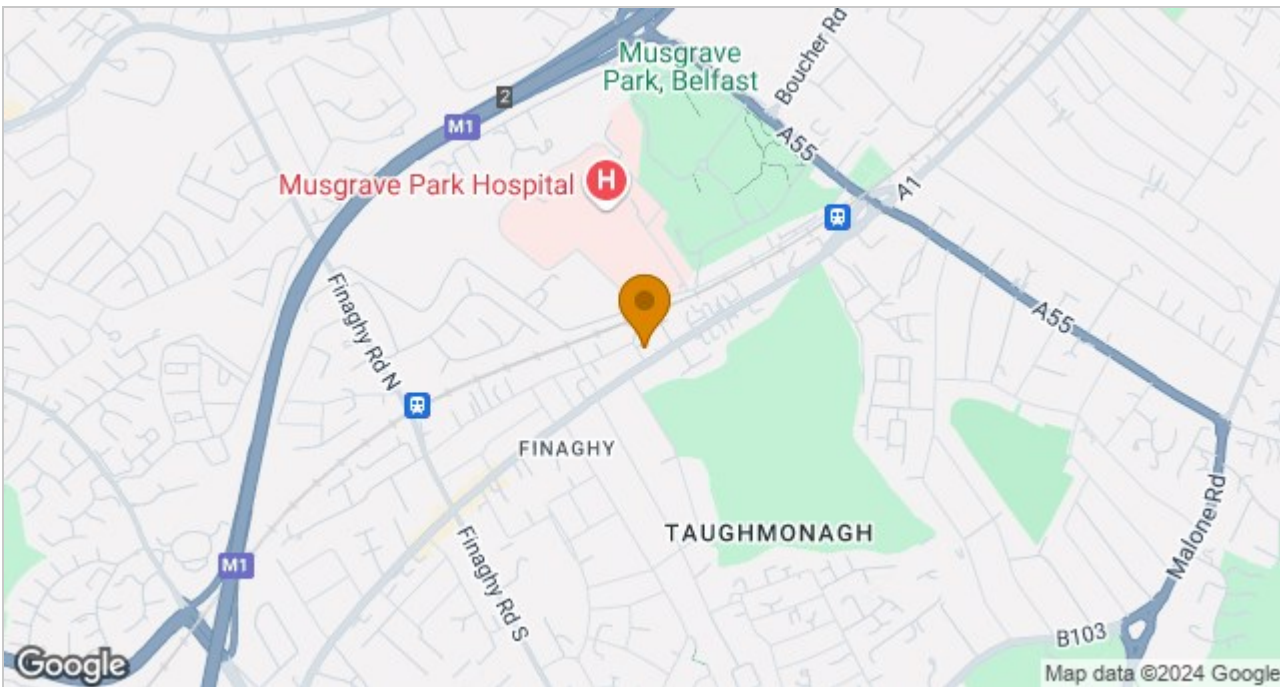
GROUND FLOOR

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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