



## 133 Belsize Road, Lisburn, BT27 4BT

**Price Guide £190,000**

We are pleased to present this beautiful semi-detached home on the much sought after Belsize Road, within close proximity to an excellent choice of schooling, nearby shops and transport links. The bright and spacious accommodation comprises three bedrooms, open plan living / dining area, modern kitchen and first floor bathroom suite. Further benefits include, gas central heating and pvc double glazed windows. Outside there is a large driveway providing ample parking, enclosed garden to rear with detached garage. Within close proximity to a host of amenities and leading schools this home is ready to move into and will appeal to a range of prospective purchasers. Early viewing is advised.

- Beautifully Presented Semi - Detached Home
- Open Plan Living / Dining Area
- First Floor Bathroom Suite
- Enclosed Rear Garden With Decking, Spacious Driveway To Front
- Within Easy Access To Leading Schools, Nearby Shops & Transport Links
- Three Good Sized Bedrooms
- Modern Fitted Kitchen
- Detached Garage
- Gas Fired Central Heating / PVC Double Glazing
- Ready To Move Into

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		66	71

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES**  
**ENTRANCE HALL**



**PVC Front door. Built in storage with gas boiler and tiled flooring.**

**LIVING / DINING 24'7" x 10'5" (7.5 x 3.2)**



**KITCHEN 9'10" x 7'2" (3.0 x 2.2)**



**Modern kitchen with a range of high and low level units, stainless steel sink unit with mixer taps, integrated dishwasher, built in oven with 4 ring gas hob, extractor fan, formica worksurfaces, tiled floor and part tiled walls.**

**ON THE FIRST FLOOR**

**Built in storage.**

**BEDROOM ONE 11'5" x 10'9" (3.5 x 3.3)**



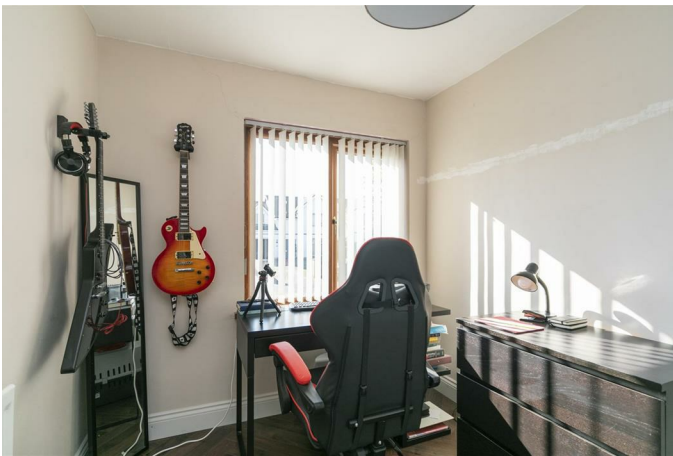
**Laminate floor.**

**BEDROOM TWO 12'1" x 10'5" (3.7 x 3.2)**



Laminate floor.

**BEDROOM THREE 10'5" x 7'2" (3.2 x 2.2)**



Built in robes. Laminate floor.

**BATHROOM 8'6" x 7'6" (2.6 x 2.3)**



White suite comprising low flush W.C, wash hand basin, panel bath, thermostatic shower, part tiled walls and laminate floor.

**OUTSIDE**



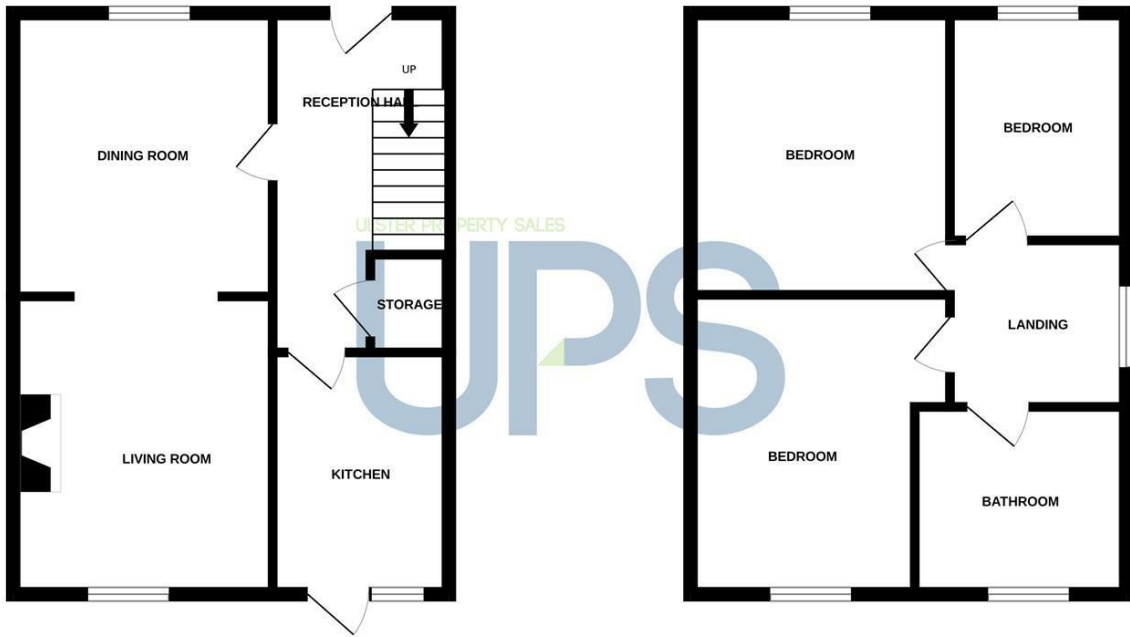
Large driveway to front providing ample parking. Enclosed garden to rear with decking area.

**DETACHED GARAGE 28'6" x 11'5" (8.7 x 3.5)**  
Up and over door. Plumbed for washing machine.

# Floor Plan

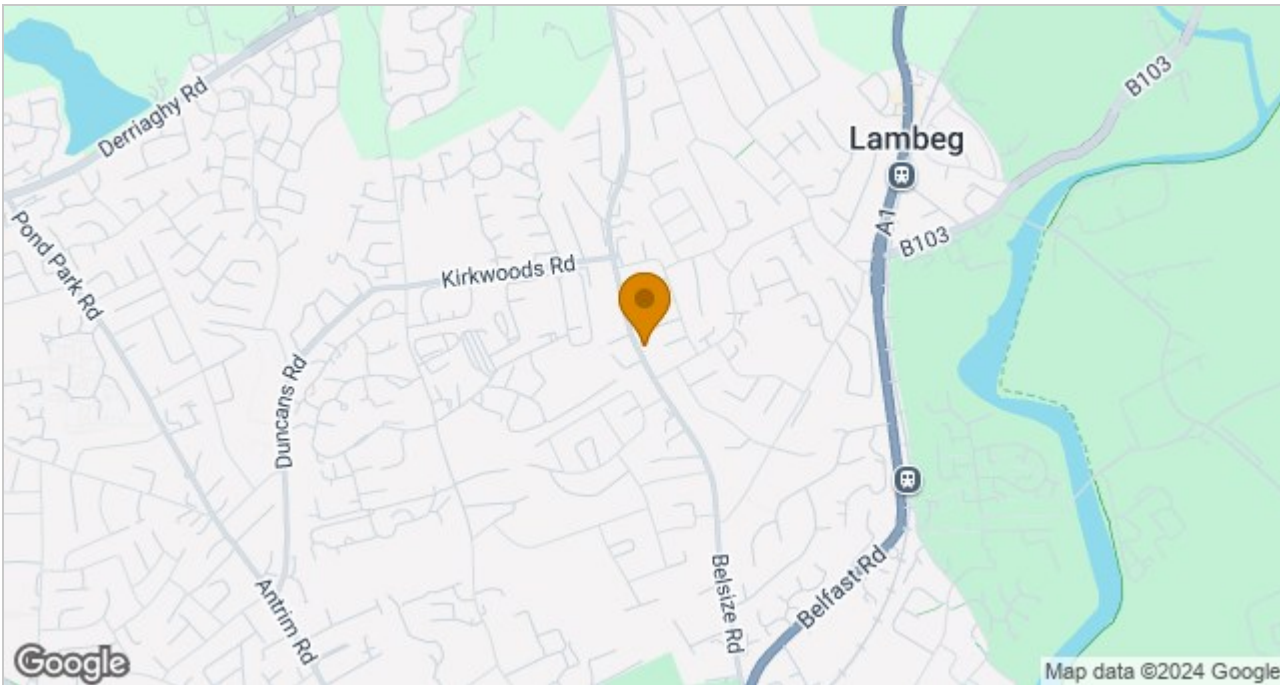
GROUND FLOOR

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.  
Made with Metropix 5/2024.

# 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.

ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200

**BANGOR**  
028 9127 1185

**DONAGHADEE**  
028 9188 8000

**GLENGORMLEY**  
028 9083 3295

**RENTAL DIVISION**  
028 9070 1000

**BALLYHACKAMORE**  
028 9047 1515

**CARRICKFERGUS**  
028 9336 5986

**DOWNPATRICK**  
028 4461 4101

**MALONE**  
028 9066 1929

**BALLYNAHINCH**  
028 9756 1155

**CAVEHILL**  
028 9072 9270

**FORESTSIDE**  
028 9064 1264

**NEWTOWNARDS**  
028 9181 1444



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark