

44 Upper Lisburn Road
Finaghy
BT10 0AB

LONGSTAND



3



1



1



C

Hallway

13'1" x 5'5"

Solid timber flooring, under-stair storage and alarm panel.

Living Room

15'7" x 10'2" into bay

Solid timber flooring and recently fitted wood burning stove.

Kitchen/Dining

21'3" x 15'11" max

Open plan space with solid timber flooring and French doors to rear garden.

Kitchen

Fully fitted kitchen with Neff oven, four ring hob, American fridge freezer and dishwasher.

First Floor - Landing

Hot-press with Valiant combi gas-fired boiler, walk in closet and Slingsby ladder access to attic with ample storage.

Bedroom 1

14'7" x 9'5"

Double bedroom with timber effect flooring.

Bedroom 2

13'6" x 9'8"

Double bedroom with timber effect flooring.

Bedroom 3

6'11" x 5'10"

Single bedroom with carpeted flooring.

Bathroom

8'9" x 8'3"

Fully tiled with white four piece suite including free standing bath, walk-in shower, wash hand basin and WC. Illuminated mirror and heated towel rail.

Outside

Accessed by gates, the tarmac driveway has parking for two cars and provides side access to the rear garden. The rear garden benefits from a South-East aspect, decked area, a gate to the 12th hole at Balmoral Golf Club and garage. The spacious garage is suitable for storage and features a utility room with both washing machine and tumble dryer.

Guide price £325,000

Longstand Property presents this turn-key, three bedroom, semi-detached home offering a spacious, light filled interior and a sunny, south-east facing garden. Located on the Upper Lisburn Road, the convenience to amenities including shops, restaurants, transport links and parkland cannot be understated. Features of note include a two car driveway, recent re-wiring, wood burning stove and gas-fired central heating. The 1,130sq.ft. internal layout comprises entrance hall with under-stair storage, living room and open-plan kitchen/dining on the ground floor. Upstairs, there are two double bedrooms, one single bedroom, family bathroom, walk in closet and Slingsby ladder access to the attic which is suitable for storage. Externally, the large rear garden includes a garage with utility room, decked area and access to the 12th hole at Balmoral Golf Club.

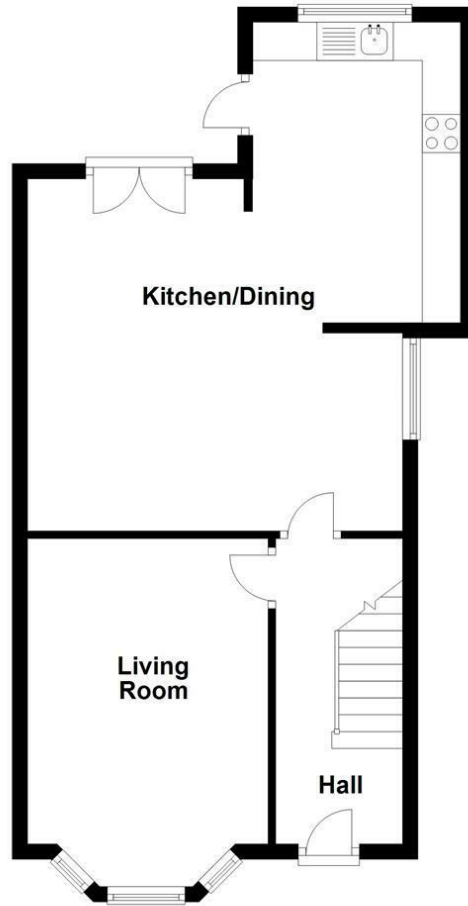
This is a property that must be viewed to be appreciated!

More about the location.....

Located on the Upper Lisburn Road, the property is within easy access of amenities including the Doyen bar and restaurant, Creighton's garages, Finaghy Road North/South junction, Lisburn Road, Boucher Road, M1 motorway, Balmoral train station, Balmoral Golf Club and Musgrave Park. Furthermore, a number of leading primary and secondary schools are in the locality.



Ground Floor



This plan is for illustrative purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland	EU Directive 2002/91/EC		

DIRECTIONS

CONTACT

14 Barnett's Road
Belfast
Antrim
BT5 7BA

E: info@longstandproperty.com

T: 7732808952

longstandproperty.com

LONGSTAND