



11 Ashley Drive, Lisburn Road, Belfast, BT9 7BE

Price Guide £150,000

We are pleased to present for sale this mid terraced property conveniently located off the Lisburn Road which is presented to the highest standard throughout. The accommodation comprises of entrance porch, living/dining room open plan to modern kitchen, stylish fully-tiled bathroom and two well proportioned bedrooms. Further benefits include Gas fired central heating (Worcester boiler) and uPVC double glazing are both in place. Outside there is an enclosed landscaped garden. Located in the heart of BT9 within walking distance to many amenities including the City Centre, Queens University, City Hospital and the many shops and restaurants of the Lisburn Road, this would make an ideal first time buy or investment opportunity, therefore early viewing is highly recommended.

- Excellent Mid-Terrace Property
- Modern Kitchen With Open Plan Living / Dining Area
- Gas Fired Central Heating
- Suitable To A Broad Range Of Buyers
- EPC C69
- Two Bedrooms
- Contemporary Ground Floor Bathroom Suite
- PVC Double Glazed Windows
- Convenient Location

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		69	70
EU Directive 2002/91/EC			

THE ACCOMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

LIVING ROOM



Laminate wood effect floor. Open plan to kitchen.

OPEN PLAN 20'0" x 13'1" (6.1 x 4.0)



KITCHEN



Modern fitted kitchen with excellent range of high and low level units, work surfaces, single drainer stainless steel sink unit with

mixer tap, integrated Beko oven and four ring electric hob, splash back, extractor hood, matching laminate wood effect floor and part tiled walls.

BATHROOM



Modern white suite comprising panelled bath with electric shower above, low flush WC, pedestal wash hand basin, chrome heated towel rail, porcelain floor, wall tiling and extractor fan.

ON THE FIRST FLOOR

LANDING

Access to floored and insulated roofspace, airing cupboard with Worcester gas boiler.

BEDROOM ONE 13'1" x 10'9" (4.0 x 3.3)



BEDROOM TWO 12'1" x 7'2" (3.7 x 2.2)

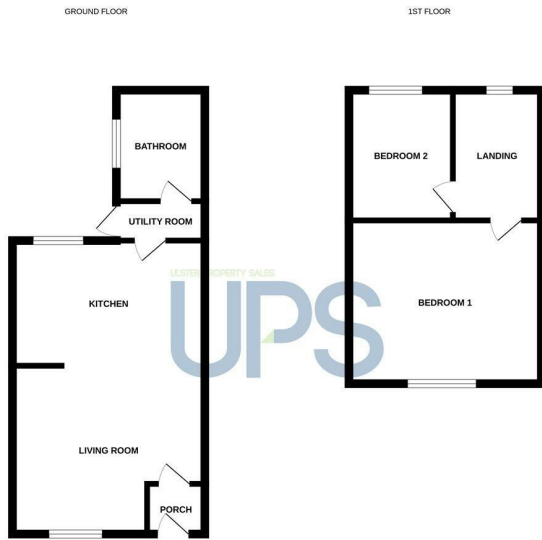


OUTSIDE



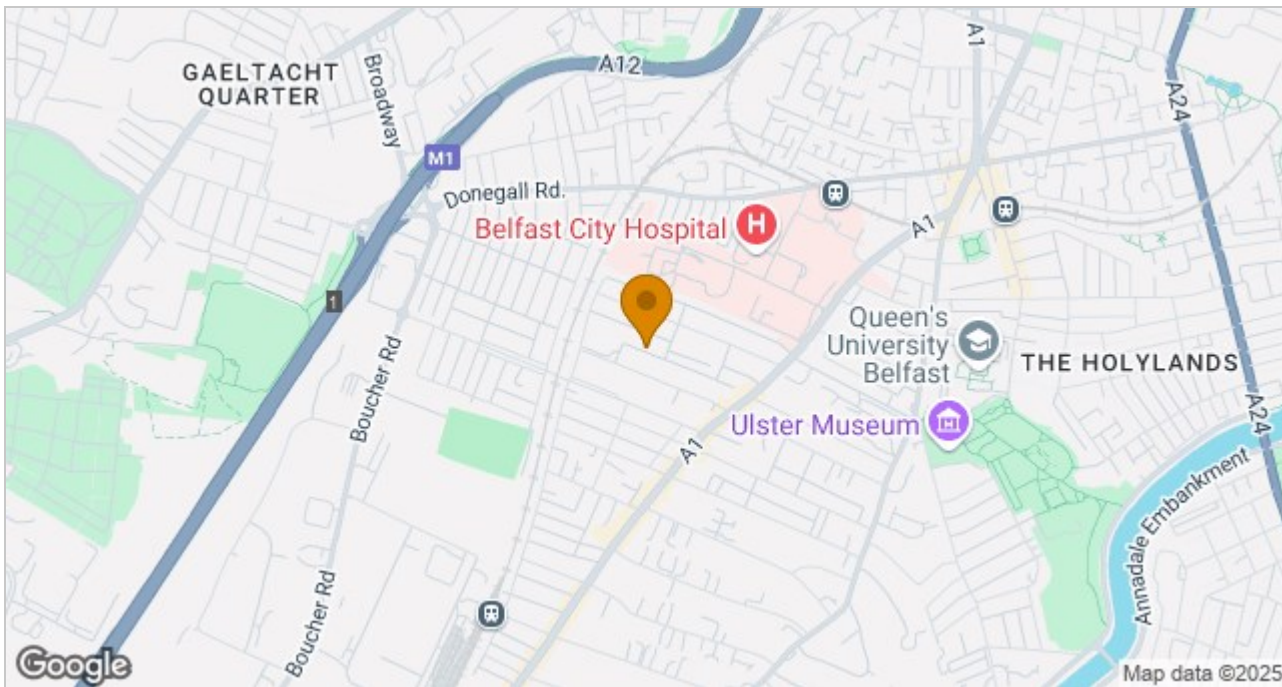
Enclosed paved patio area to rear.

Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other areas are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used to assist the prospective purchaser. The contract, layout and specifications shown here are not binding and no guarantee can be given as to their accuracy or otherwise.

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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