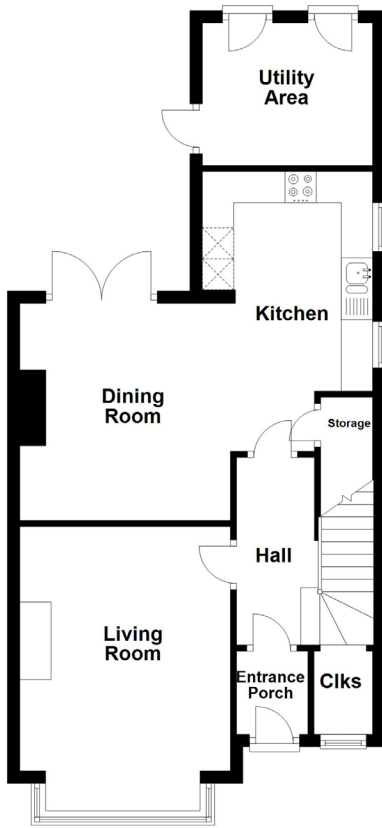
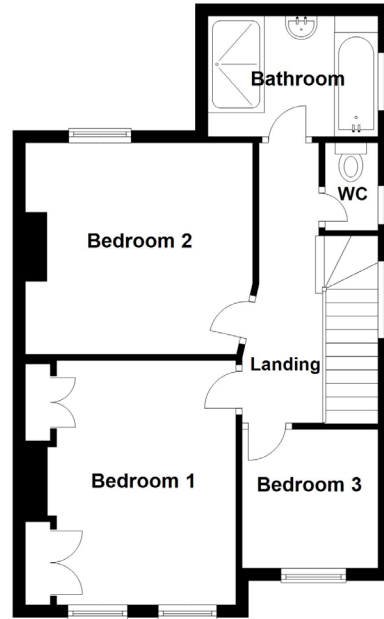


Ground Floor



First Floor



Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

87 Finaghy Road South, Belfast

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		

McGEOWN

PROPERTY SALES
 LETTINGS
 MANAGEMENT

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87 Finaghy Road South, Belfast, BT10 0BY

Offers Over £340,000

Viewings Strictly by Appointment
with Sole Agents.

This immaculate red brick semi detached family home is conveniently located fronting onto Finaghy Road South a popular location for families and professionals due to its close proximity to a wide range of leading schools, shopping facilities, social amenities and transport links.

The bright and contemporary accommodation caters for all aspects of modern day family living and comprises, lounge, modern open plan kitchen and dining room, three bedrooms and a luxury family Bathroom.

Outside to the front there is ample off street driveway car parking, and to the rear there is an extensive private South facing enclosed garden in lawn with patio area. Early viewing is recommended.

MCGEOWN



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- Beautifully Presented Semi-Detached Property
- Entrance Porch With Original Terrazzo Floor & Entrance Hall With Good Sized Open Cloaks Area
- Lounge With Bay Window and Wood Burning Stove
- Open Plan Modern Kitchen and Dining Room
- External Utility Room and Store, Gas Fired Boiler
- Three Well Proportioned Bedrooms
- Luxury Bathroom With Walk in Double Shower Enclosure Tiled Panelled Bath
- Cavity Wall Insulation, Security Alarm
- Extensive South Facing Rear Garden in Lawn With Patio Area & Front Tarmac Parking

Ground Floor

Entrance Porch:

Original Terrazzo floor. Inner stained glass door.

Entrance Hall:

Laminate wood effect flooring. Cornice ceiling. Open cloaks storage.

Lounge:

4.52m (14'10) x 3.35m (11') into bay
Fireplace with wooden mantle, wood burning stove, tiled inset and hearth. Picture rail. Cornice ceiling.

Open Plan Kitchen & Dining Room:

5.56m (18'3) x 4.45m (14'7)
Modern range of high and low level units, 1½ single drainer stainless steel sink unit, stainless steel four ring gas hob, stainless steel extractor hood, integrated dishwasher, stainless steel electric oven and microwave, part tiled laminate wood effect floor.
Double doors to rear.

Good sized under stairs storage cupboard.

First Floor

Landing:

Original stained glass window. Access to roofspace.

Bedroom One:

2.18m (7'2) x 2.16m (7'1)
Picture rail.

Bedroom Two:

3.89m (12'9) x 2.97m (9'9)
Range of built in robes. Picture rail.

Bedroom Three:

3.58m (11'9) x 3.43m (11'3)

Luxury Bathroom:

Walk in open shower area with drencher shower head and secondary shower attachment, wash hand basin with illuminated wall mirror above, tiled panel bath with chrome taps and shower attachment, chrome heated towel rail, ceramic tiled floor, part tiled walls.



Separate W.C:

Low flush W.C, part tiled walls.

External Utility Room and Store:

Gas fired boiler. Plumbed for washing machine and tumble dryer.

Outside:

Extensive private South facing rear garden in lawn with patio area, boundary fencing and garden shed.

Front tarmac driveway parking with brick boundary wall, hedging and fencing.

Rates Payable:

£1,592.15 per annum approx.

Viewings:

By appointment only with the sole Selling Agent, McGeown Estate Agents.

