



This this attractive red brick mid terrace is located just off the Lisburn Road and therefore benefits from many amenities immediately to hand including a diverse range of shops, tempting bar-restaurants, Queens University, the Hospitals and the City Centre.

The property has been well maintained and briefly comprises a bright, spacious living room with wood burning stove, open plan to dining area, contemporary kitchen with integrated appliances. On the first and second floors are three well-proportioned bedrooms and a modern bathroom. Externally there is an enclosed yard to the rear. Furthermore, the property benefits from gas fired central heating, uPVC double glazing and a high level of insulation throughout.

We would highly recommend internal inspection to appreciate the high standard of finish throughout.

Offers Over  
£185,000

10 Larkstone Street,  
Lisburn Road,  
BELFAST,  
BT9 7HP

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Viewing by  
appointment  
through agent  
028 9066 3030



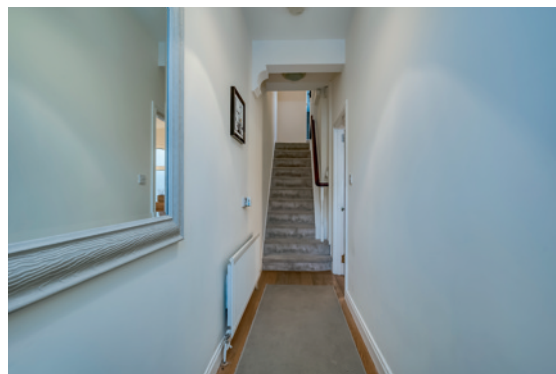
- Attractive red brick mid terrace property
- Well maintained throughout, with little to do but move in
- Bright living area with wood burning stove and bay window
- Open plan to dining area
- Contemporary fitted kitchen with range of appliances
- Three well-proportioned bedrooms
- Modern bathroom with white suite
- Enclosed rear yard
- Gas central heating and uPVC double glazed windows
- Convenient to a wide range of amenities, all in walking distance

The Property Comprises:

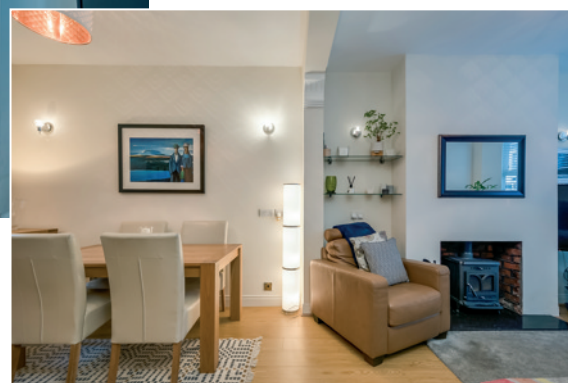
Ground Floor

Composite front door to . . .

RECEPTION HALL: Hard wood flooring.



LIVING ROOM: 13' 2" x 9' 2" (4.01m x 2.79m) Matching laminate wood effect floor, feature bay window, cast iron wood burning stove with exposed red brick inset and marble hearth.



Open plan to . . .

DINING AREA: 11' 10" x 9' 7" (3.61m x 2.92m)



Door to . . .

MODERN FITTED KITCHEN: 16' 3" x 5' 10" (4.95m x 1.78m) Extensive range of high and low level units, four ring gas hob, glass and chrome extractor fan, electric oven, stainless steel single drainer sink unit, integrated fridge freezer and dishwasher, gas boiler, tiled splashback, ceramic tiled floor, wood effect work surfaces, door to rear yard.

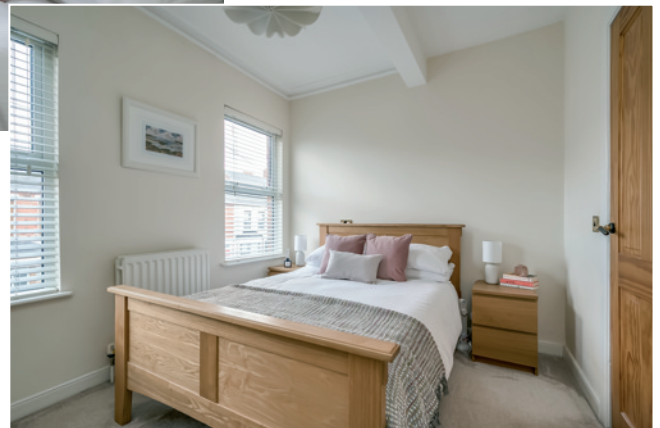


First Floor

LANDING: Storage cupboard.



BEDROOM (1): 12' 8" x 9' 0" (3.86m x 2.74m) Range of built-in Sliderobes, cornice ceiling.



BEDROOM (2): 10' 10" x 7' 1" (3.3m x 2.16m)



BATHROOM: Modern white suite comprising panelled bath with electric shower and shower screen, low flush wc, pedestal wash hand basin, part tiled walls, ceramic tiled floor.



## Second Floor

BEDROOM (3)/OFFICE: 16' 2" x 2' 8" (4.93m x 0.81m) Velux window, access to eaves storage.



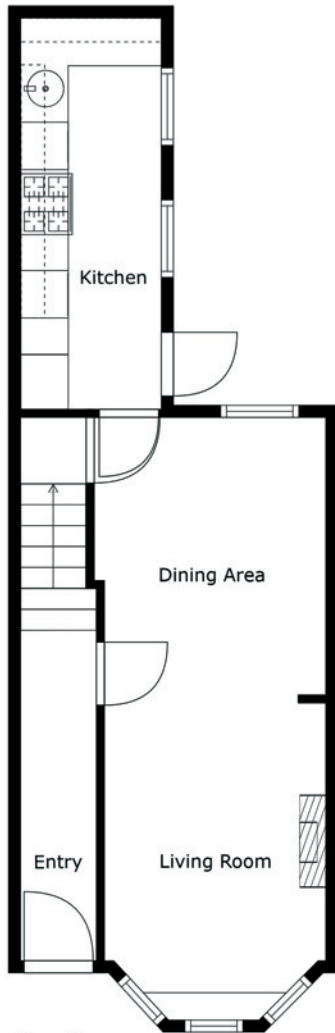
## Outside

Enclosed rear yard.

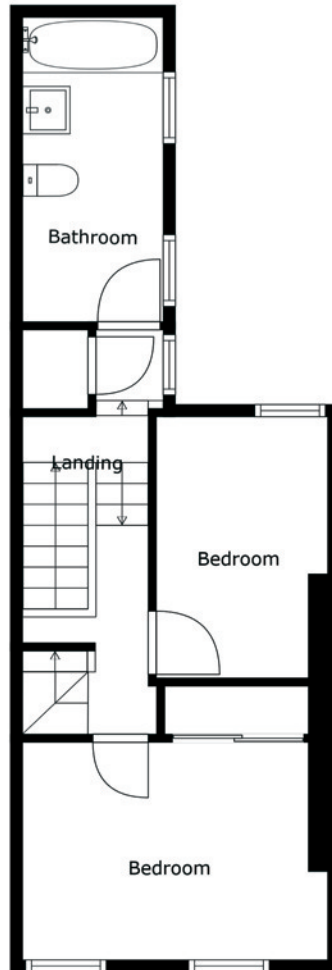


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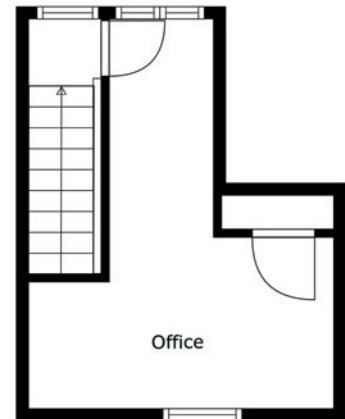
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Floor 1



Floor 2



Floor 3

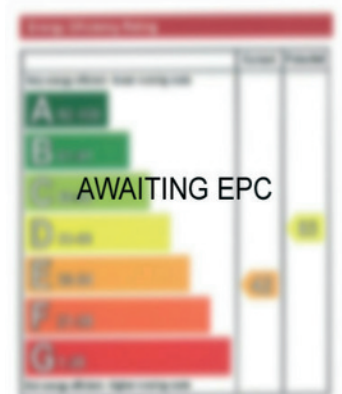
Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Heading out of the city on the Lisburn Road, Larkstone

Street is on the right hand side opposite Lancefield Road.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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