



## 6 Kirklowe Drive, Belfast, BT10 0LP

**Price Guide £325,000**

Located in a quiet cul de sac just off the Upper Lisburn Road in a desirable residential area convenient to excellent schools, shops and public transport facilities, this beautifully presented semi - detached home comprises well proportioned accommodation. Recently extended to incorporate a spacious open plan kitchen / living / dining space, there is also a front lounge with attractive gas fire, downstairs W.C, three good bedrooms & family bathroom suite. Outside the property benefits from a south facing rear garden in lawn with patio area, large driveway to front providing ample parking and detached garage. Located close to a range of local amenities, leading schools & excellent transport links, this home will appeal to range of prospective purchasers. Viewing is highly recommended.

- Beautifully Presented Semi - Detached Home
- Front Lounge With Attractive Gas Fire
- Three Good Bedrooms
- Front Driveway Providing Ample Parking
- Extended Kitchen / Living / Dining Room With Newly Fitted Kitchen & Range Of Integrated Appliances
- Luxury Bathroom Suite With Jazquizzi Bath & Walk In Shower
- South Facing Rear Garden In Lawn With Patio Area
- Close To Leading Schools, Excellent Transport Links & Shops, Cafes & Restaurants

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Hardwood front door with stain glass panels.

**RECEPTION HALL**



Laminate wood floor, storage under stairs.

**LOUNGE 14'9" x 11'9" (4.5 x 3.6)**



Attractive gas fire with wood surround.  
Solid wood walnut flooring.



**KITCHEN / LIVING / DINING 19'8" x 17'4" at  
widest points (6.0 x 5.3 at widest points)**



Excellent range of high and low level units, integrated appliances to include dishwasher, washing machine, fridge / freezer, sink unit with hot water tap, integrated double oven, hob, stainless steel extractor fan, recessed spotlighting, sliding patio doors to enclosed rear garden. Laminate wood floor and LED strip lighting in recesses.



**W.C**

Low flush W.C, wash hand basin.

## ON THE FIRST FLOOR

### BEDROOM ONE 12'9" x 10'5" (3.9 x 3.2)



Excellent range of built in robes.

### BEDROOM TWO 10'9" x 10'5" (3.3 x 3.2)



Excellent range of built in robes & cupboards.

### BEDROOM THREE 9'6" x 7'6" (2.9 x 2.3)



## BATHROOM



Luxury suite comprising jacuzzi corner bath, walk in shower, wash hand basin with storage below, low flush W.C, part tiled walls, tiled flooring.

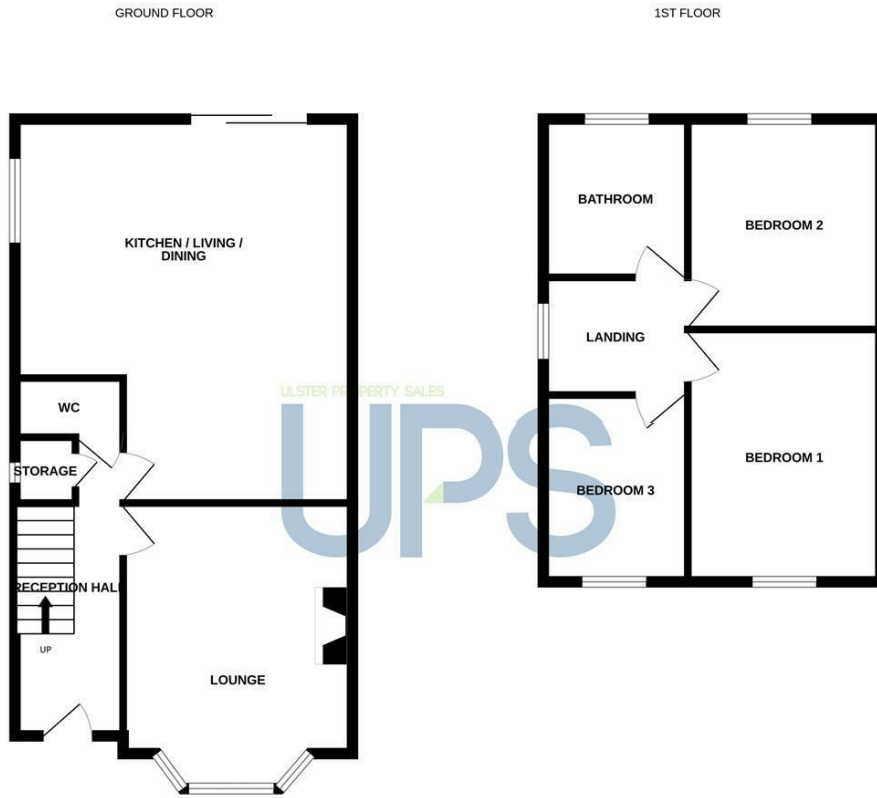
## OUTSIDE



South facing garden to rear in lawn with patio area. Spacious driveway to front providing ample parking.

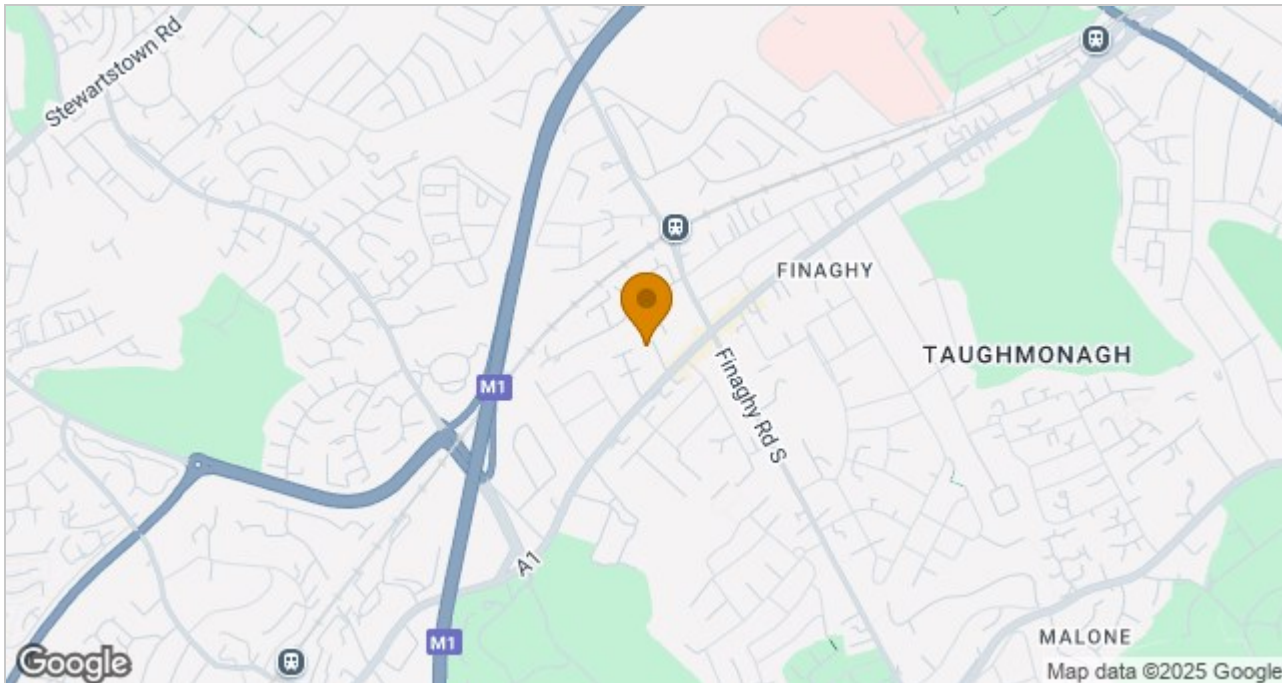


# Floor Plan



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.  
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# 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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