



## 72 Sicily Park, Finaghy, Belfast, BT10 0AN

**Price Guide £260,000**

We are pleased to present for sale this attractive semi detached property located just off the Upper Lisburn Road. A perfect home for the growing family, the property is presented to a high standard throughout and the bright and spacious accommodation comprises two reception rooms, modern fitted kitchen, three bedrooms and contemporary white bathroom suite. Externally there is a large garden to rear in lawn with two patio areas along with detached garage and spacious driveway to front. Gas fired central heating and PVC double glazing are both in place. Located close to many leading schools, excellent transport links and the shops and restaurants of the Lisburn Road, viewing is recommended.

- Beautifully Presented Semi-Detached Home
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Enclosed Rear Garden In Lawn, Two Patio Areas
- Close To Leading Primary & Post Primary Schools Along With Excellent Transport Links
- Two Reception Rooms
- Three Good Sized Bedrooms
- Gas Fired Central Heating / PVC Double Glazing
- Detached Garage / Spacious Driveway To Front
- An Ideal Home For First Time Buyers or Families Alike

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

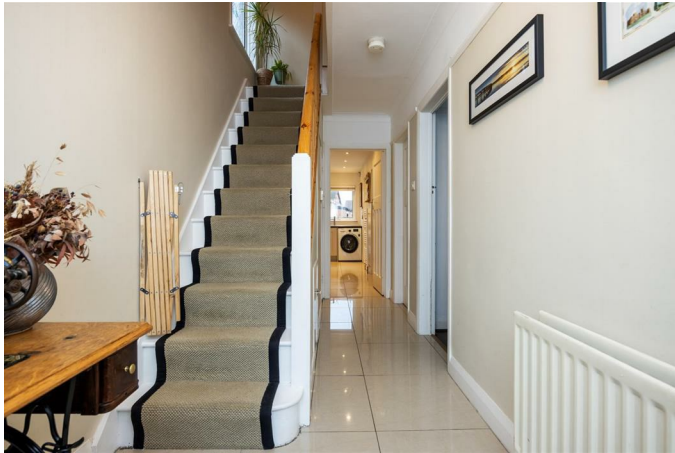
## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

PVC front door.

#### RECEPTION HALL



Tiled floor.

#### LIVING ROOM 13'6" x 10'0" (4.14 x 3.07)



Laminate wood floor, attractive fireplace with open fire, granite hearth and wood surround.

#### DINING ROOM 11'8" x 10'0" (3.56 x 3.07)



Tiled floor.



#### KITCHEN 15'1" x 5'10" (4.60 x 1.80)



Excellent range of high and low level units, stainless steel extractor fan, plumbed for washing machine, plumbed for dishwasher, integrated fridge / freezer, recessed spotlighting, tiled floor.

## ON THE FIRST FLOOR



Access to floored roof space via slingsby ladder.

## BEDROOM ONE 11'6" x 9'8" (3.51 x 2.95)



## BEDROOM TWO 11'6" x 9'6" (3.51 x 2.9)



Excellent range of sliding robes.

## BEDROOM THREE 6'3" x 5'6" (1.93 x 1.70)



## BATHROOM



White suite comprising low flush W.C, pedestal wash hand basin, tiled bath with shower over, fully tiled walls, tiled floor.

## OUTSIDE



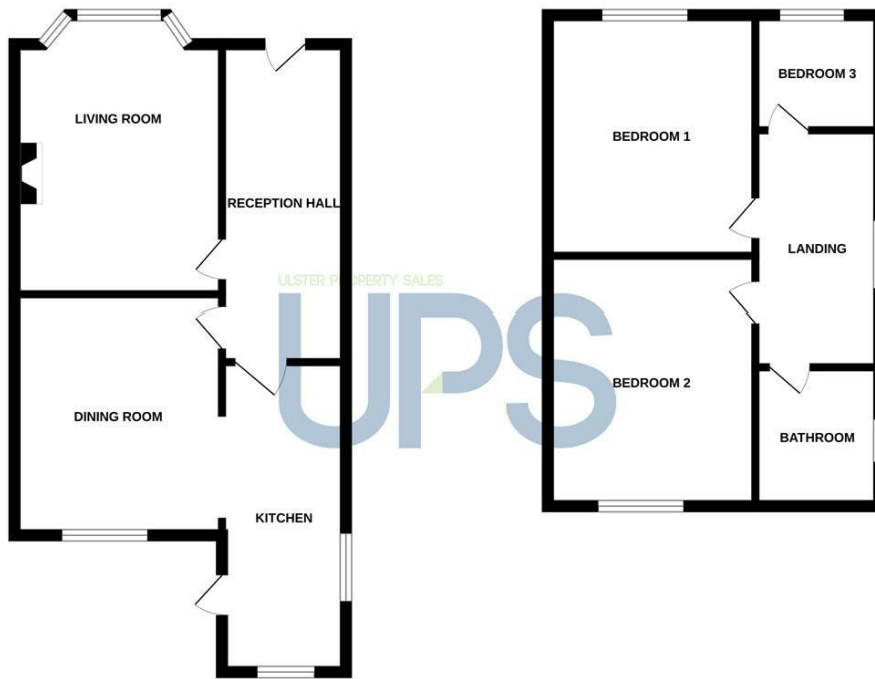
Excellent garden to rear in lawn with two patio areas. Detached garage. Front driveway.



# Floor Plan

GROUND FLOOR

1ST FLOOR



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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