



Lisnasharragh Park,

**Guide Price £115,000**



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# Lisnasharragh Park, Belfast

## Guide Price £115,000

Located within a quiet cul de sac location is this attractive red brick mid terrace property. Although in need of modernisation throughout, this fine home offers excellent potential to be a superb starter home / investment opportunity. Location is hugely admired due to the ease of access to Belfast City Centre, the main arterial routes, outer ring and regular public transport links for the daily commuter. Furthermore local shops, Forestside Shopping Centre and Retail Park and Tesco Superstore at Castlereagh area only some of the many attractions close to hand. The property also benefits from stunning picturesque views extending over Belfast. Early internal inspection is encouraged. **KEY FEATURES** Attractive Red Brick Mid Terrace Property Three Bedrooms Lounge Dining Room Kitchen Shower Room Well Tended Gardens To Front And Private Well-Maintained Garden To Rear OFCH uPVC Double Glazed Windows And Doors Quiet Cul De Sac Location Stunning Picturesque Views Extending Over Belfast Modernisation / Upgrading Is Required No Onward Chain Early Inspection Is Advised

### STEPS TO...

#### UPVC FRONT DOOR WITH GLAZED INSET TO...

#### ENTRANCE HALL

Under stairs storage.

#### LOUNGE

3.91m x 3.33m (12'10" x 10'11")  
Stunning views extending over Belfast.

#### DINING ROOM

3.40m x 2.90m (11'2" x 9'6")  
uPVC door to enclosed rear garden.

#### KITCHEN

2.87m x 2.31m (9'5" x 7'7")  
One and a half bowl sink unit with chrome dual mixer tap.  
Excellent range of high and low level units with Formica

work surfaces and stainless steel door furniture. Integrated four ring electric hob and integrated extractor hood. Seperate built in stainless steel double oven. Integrated microwave. Plumbed for washing machine. Space for fridge. Space for freezer. Plumbed for dishwasher. Partly tiled walls.

### FIRST FLOOR

#### BEDROOM ONE

3.81m x 2.92m (12'6" x 9'7")  
Built in bedroom furniture.

#### BEDROOM TWO

3.84m x 3.30m (At widest points) (12'7" x 10'10" (At widest points))

#### BEDROOM THREE

2.92m x 2.41m (At widest points) (9'7" x 7'11" (At widest points))  
Built in storage cupboard.

#### SHOWER ROOM

Comprising fully tiled corner shower cubicle with electric shower unit. Vanity unit with inset sink and dual mixer tap. Low flush w/c. Fully tiled walls.

#### LANDING

Hot press with lagged copper cylinder and storage above. Access to roof space via slingsby ladder. Partially floored with light and power.

#### OUTSIDE

Well tended garden area to front. Side access. Large enclosed rear garden area in lawn, flower beds, shrubbery and paved patio area. Garden shed. Greenhouse. Boiler house with oil fired boiler. uPVC oil tank.



For full EPC please contact the branch



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   c
55-68	D		
39-54	E	40   e	
21-38	F		
1-20	G		