



Lewis Park,

**Offers in the region of  
£145,000**



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# Lewis Park, Belfast

Offers in the region of £145,000

We are delighted to present to the open market this well appointed mid townhouse, situated within this ever popular residential development. Internally the property offers bright accommodation throughout comprising three bedrooms, lounge with wooden fireplace, fitted kitchen open plan to dining area and bathroom with white suite. Additionally the property benefits from an enclosed low maintenance garden to rear, gas central heating and double glazed windows. The property offers excellent convenience to a wide range of day to day amenities with public transport links for city commuting and George Best City Airport also easily accessible. We have no doubt that this property will create an early interest on today's market. Ideally suitable for young professional or investor alike. Early internal viewing is strongly recommended.

## ACCOMMODATION

Front door to entrance hall, laminate wooden floor

## LOUNGE

4.34m x 4.11m (14'3" x 13'6")

Wooden fireplace with marble inset and hearth, gas fire, recessed low voltage spotlights

## FITTED KITCHEN OPEN PLAN TO DINING AREA

5.49m x 2.90m (18'0" x 9'6")

Single drainer stainless steel sink unit with mixer taps, range of high and low level units with laminate work surfaces, plumbed for dishwasher, plumbed for washing machine, stainless steel built in oven and four ring gas

hob, stainless steel chimney extractor fan, recessed low voltage spotlights, under stairs storage, ample dining area

## GROUND FLOOR CLOAKROOM

Close coupled WC, wash hand basin with tiled splash back

## FIRST FLOOR

### LANDING

Built in storage, access to roof space

### BEDROOM ONE

3.73m x 3.15m (12'3" x 10'4")

### BEDROOM TWO

3.48m x 2.36m (11'5" x 7'9")

### BEDROOM THREE

2.59m x 2.46m (8'6" x 8'1")

## BATHROOM

White suite, panelled bath with mixer taps and telephone hand shower, tiled splash back, pedestal wash hand basin with mixer taps, dual flush close coupled WC, recessed low voltage spotlights

## OUTSIDE

Enclosed low maintenance garden to rear, lawns, paved patio area, boundary fencing, outside light



For full EPC please contact the branch



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		