



Sicily Park,

**Offers in the region of
£260,000**



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Sicily Park, Belfast

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This fantastic three bed detached family home occupies a great location on Sicily Park, just off the Upper Lisburn Road in South Belfast. Located close to all local amenities, public transport links and in the catchment area of many good schools, this property presents a great opportunity for a buyer to acquire a spacious family home. Many local amenities are within walking distance in Finaghy village and great local schools including Rathmore, Finaghy Primary, St Annes and Hunter House Grammar. In brief the accommodation comprises of three bedrooms and contemporary bathroom to the first floor whilst downstairs consists of bright living room, rear dining room open to modern kitchen. Other features include downstairs cloakroom, gas fired central heating and double glazing throughout. Externally there is a low maintenance front gardens laid in lawn with driveway leading to detached garage, whilst the rear offers a fully enclosed South facing garden laid in lawns and patio area which will be ideal for outside entertaining in the summer. Main road networks including the M1 are also on the doorstep for those that commute. For further information or to arrange a viewing please contact our Belfast branch on 02890 680 420.

HALLWAY

Original hardwood flooring.

LIVING ROOM

4.14m x 3.61m (13'7" x 11'10")

Original hardwood flooring. Tiled fireplace. Bay window. Front aspect.

DINING ROOM

3.89m x 3.43m (12'9" x 11'3")

Original hardwood flooring. Aspect to rear. Open to:-

KITCHEN

4.34m x 2.44m (14'3" x 8'0")

Excellent range of high and low level units. Tiled flooring. Built in electric oven. 4 ring ceramic hob with stainless steel splash back. Stainless steel chimney hood extractor fan. Integrated fridge/freezer. Integrated dishwasher. Plumbed for washing machine. Stainless steel single drainer sink unit with swan neck mixer taps. Upvc double glazed door to rear.

CLOAKROOM/WC

Low flush WC. Wall mounted wash hand basin with mixer taps. Splash back tiling. Tiled floor.

STAIRS TO:-

FIRST FLOOR LANDING

Built in storage cupboard. Access to floored roof space with pull down ladder.

BEDROOM 1

3.66m x 3.05m (12'0" x 10'0")

Rear aspect.

BEDROOM 2

3.66m x 3.05m (12'0" x 10'0")

Front aspect.

BEDROOM 3

2.74m x 2.44m (9'0" x 8'0")

Front aspect.

BATHROOM

2.74m x 2.59m (9'0" x 8'6")

Tiled floor. Part tiled walls. Low flush WC. Pedestal wash hand basin with mono tap. Panelled bath with mono tap and over head shower unit. Heated towel rail. Extractor fan.

OUTSIDE

Entrance gates to driveway for several cars. Front garden laid in lawns with border hedge and flower bedding. Fully enclosed South facing rear garden part laid in lawn part paved patio area. Mature trees and hedging. Out house.

DETACHED GARAGE

4.57m x 3.05m (15'0" x 10'0")

Power and lighting.

HOUSE TO SELL?

Call our office to arrange to a free no obligation sales appraisal.

MORTGAGE ADVICE

Available in branch.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

