

# 120 Locksley Park

Belfast, BT10 0AT



**Dougan**  
RESIDENTIAL

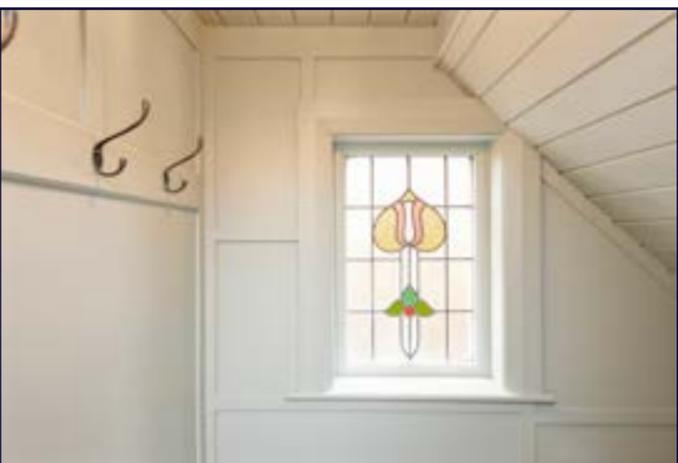
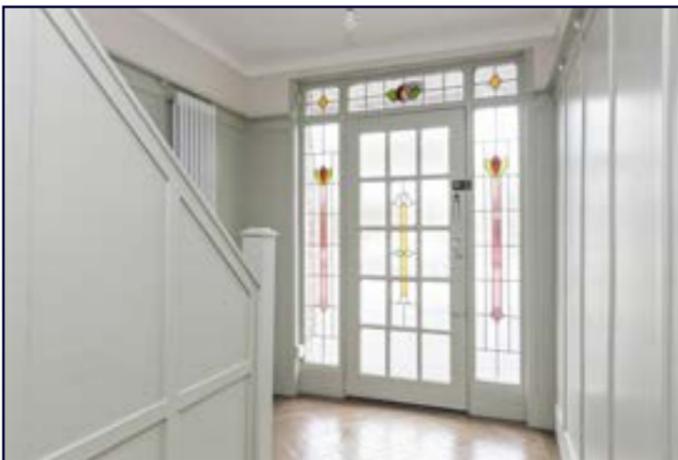
Asking Price  
**£249,950**

Telephone 028 9030 8855  
[www.douganproperty.com](http://www.douganproperty.com)



## KEY FEATURES

- Stunning, Recently Refurbished And Extended Semi-Detached Family Home
- Full Turnkey Finish, With A Modern Specification
- Excellent Location Close To Many Local Amenities, Main Arterial Routes And Public Transport Services
- Many Leading Primary, Secondary And Grammar Schools Close At Hand
- Bright And Spacious Living Room With Bay Window
- Modern Kitchen With A Range Of Integrated Appliances Open To -
- Family Room With Dining Area And Sliding Doors To Rear Garden
- Separate Utility Room & Downstairs W.C
- Three Generous Bedrooms
- Luxury First Floor Family Bathroom Complete With Separate Shower Cubicle
- Gas Heating & Insulation Throughout
- Landscaped, Private Rear Garden And Loose Stone Patio Area
- Driveway Parking For Several Vehicles Leading To Detached Garage
- High Level Of Quality Finish Throughout



## SUMMARY

Stunning semi-detached family home perfectly located off the Upper Lisburn Road, South Belfast. The property benefits from close proximity to a wide range of local amenities, shops and bus and rail services linking Belfast City Centre and Lisburn.

The present owners have finished this fine home to an exceptional standard and the turnkey finish leaves little for the new owner to do but move in. In brief the house comprises of a bright and spacious bay fronted living room, modern kitchen open to a family room with dining area, utility room and downstairs w.c cloakroom on the ground floor.

Three generous bedrooms are to the first floor along with a luxury bathroom with free standing bath and a corner shower cubicle.

The property further benefits from driveway parking to the front and side, leading to a detached garage, and a private rear garden laid in lawn with patio.

Early viewing is advised to appreciate this fine home.





## COMPRISES

### Ground Floor

**ENTRANCE HALL:** Hardwood front door with stain glass, side and over windows, Herring Bone wooden block floor, cornicing, plate rack, painted wooden panelled walls, under stair storage

**W.C CLOAKS:** Low flush w.c, wash hand basin, Mosaic tiled floor, stained glass window

**LIVING ROOM: 13' 1" x 12' 1" (3.99m x 3.68m)**  
Measurement into bay. Hole in wall fireplace with slate hearth, cornicing

**KITCHEN / DINING / FAMILY ROOM: 24' 0" x 19' 7" (7.32m x 5.97m)**

**Kitchen -** Contemporary fitted kitchen, excellent range of high and low level units with chrome handles, marble effect work surfaces with matching upstand, single drainer stainless steel sink unit with chrome taps, integrated oven with four ring halogen hob and chrome extractor fan over, integrated dishwasher, integrated fridge freezer, porcelain tiled floor, spotlighting

#### OPEN TO:

**Dining / Living Room -** hole in wall fireplace with slate hearth, spot lighting, twin Velux windows, vaulted ceiling, matching tiled floor, sliding patio door to rear garden

**UTILITY ROOM: 7' 0" x 6' 9" (2.13m x 2.06m)** Further range of units, plumbed for washing machine, Combi gas boiler

### First Floor

**LANDING:** Access to roof space, feature stained window

**BEDROOM (1): 12' 1" x 12' 0" (3.68m x 3.66m)**

**BEDROOM (2): 12' 1" x 12' 0" (3.68m x 3.66m)**

**BEDROOM (3): 7' 1" x 6' 11" (2.16m x 2.11m)**

**FAMILY BATHROOM:** Luxury white suite comprising of a low flush w.c, pedestal wash hand basin with chrome taps, free standing bath with chrome fittings, corner tiled shower cubicle, heated chrome towel radiator, feature floor and wall tiling, extractor fan, spot lighting

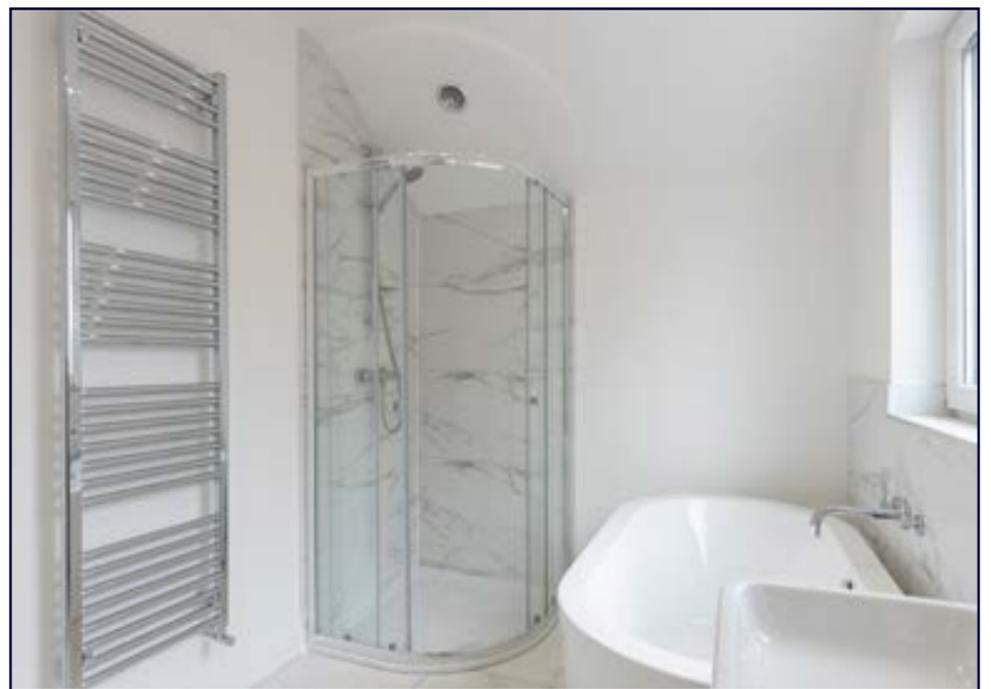
#### Outside

**DETACHED WOODEN GARAGE: 15' 9" x 10' 1" (4.8m x 3.07m)** Up and over door

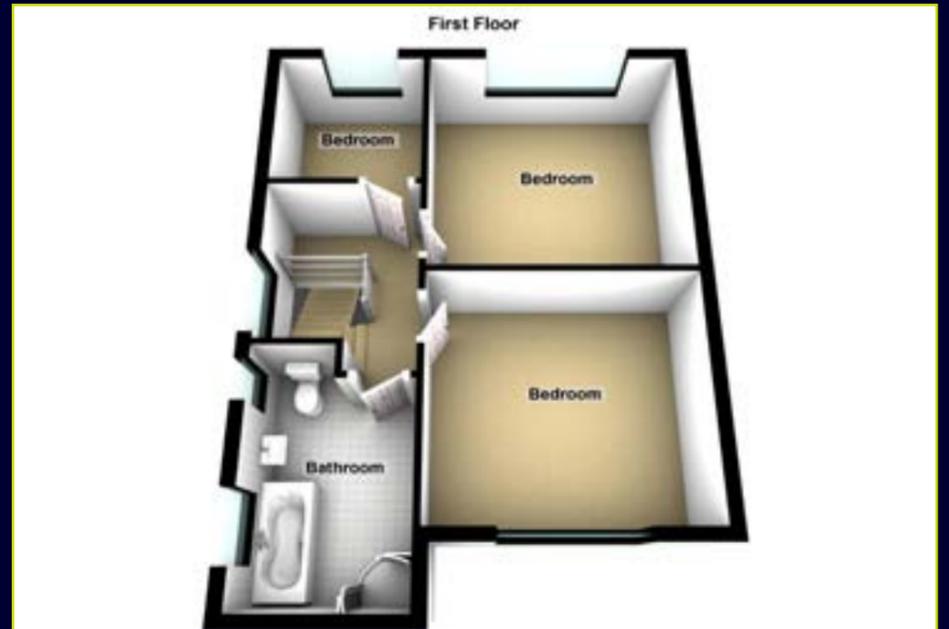
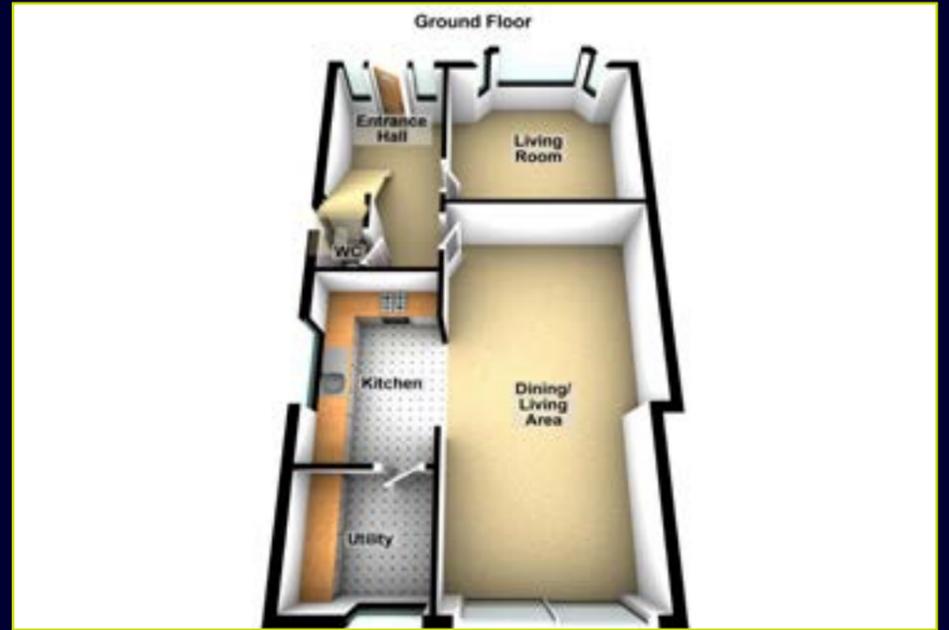
Brick entrance pillars and front walls, tarmac driveway with parking for several cars.

Pedestrian gate leading to further tarmac area for storage.

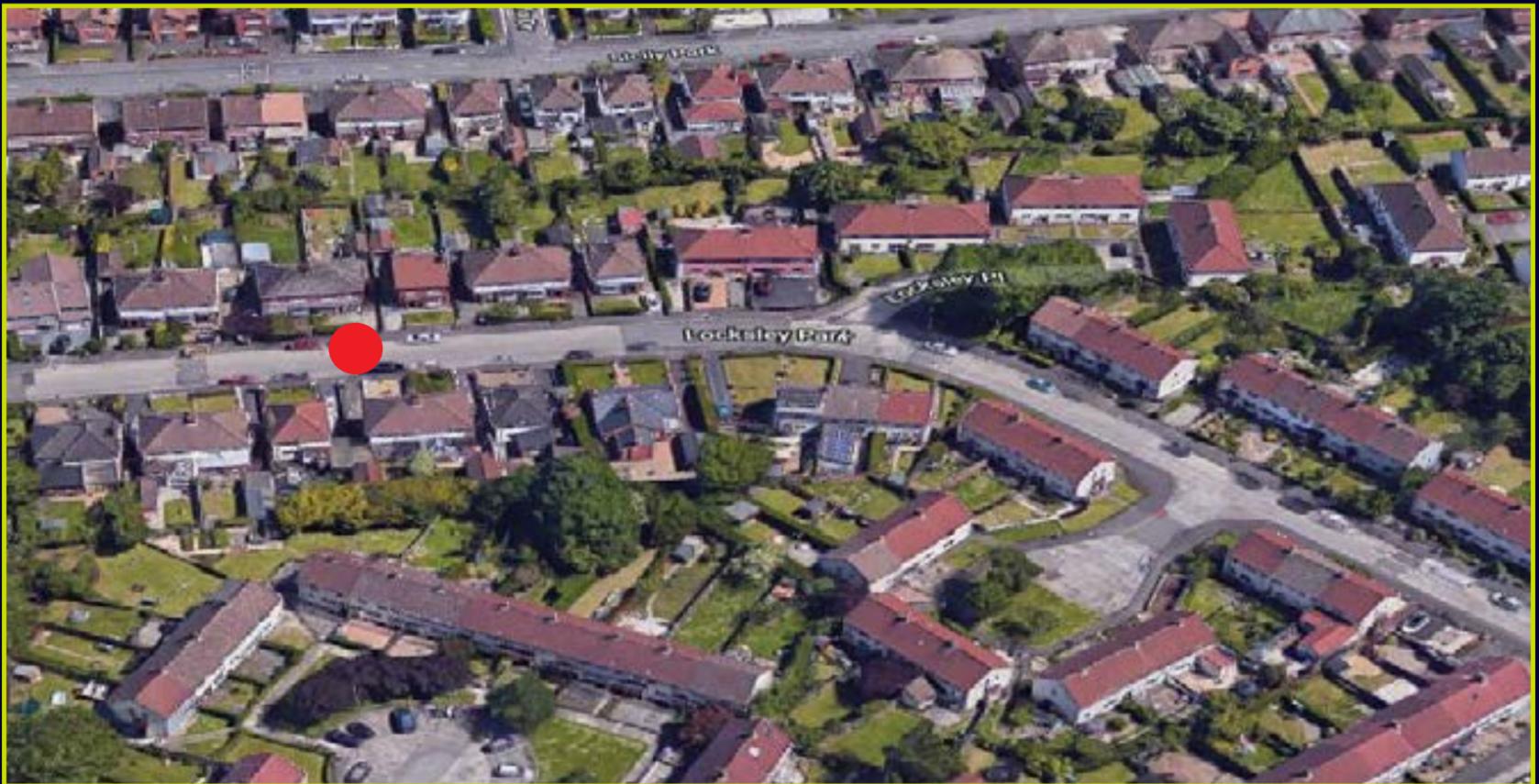
Extensive rear garden laid in lawn with timber fencing and mature hedging. Patio laid in loose stone. Outside tap, uPVC soffits and guttering.



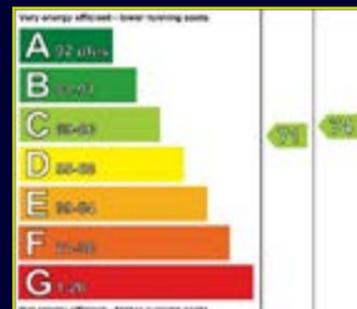
## FLOORPLANS Not To Scale



## LOCATION MAP



## ENERGY PERFORMANCE CERTIFICATE



# Dougan

RESIDENTIAL

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