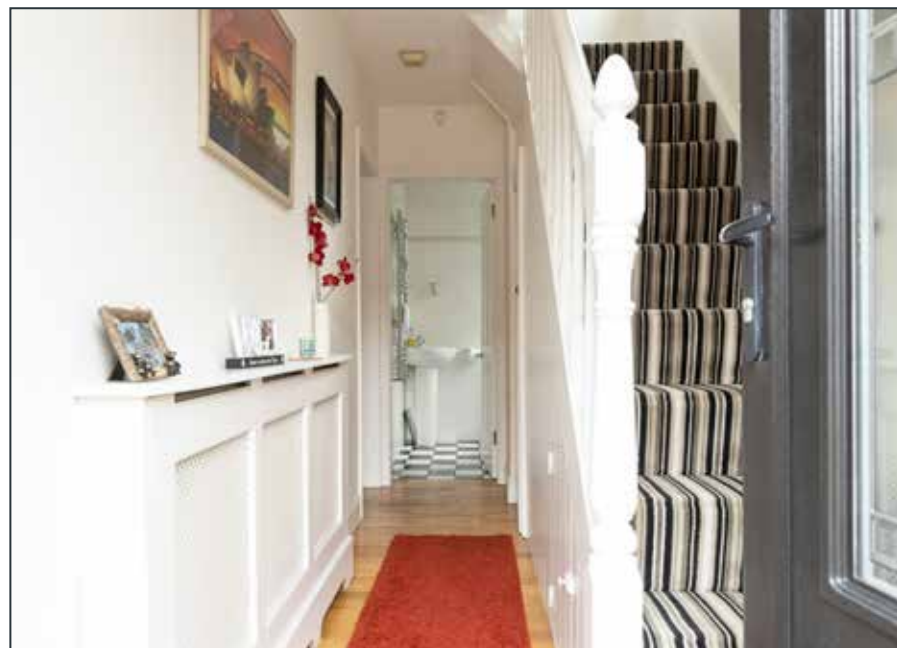


37 Lucerne Parade,
Belfast, BT9 5FT



Asking Price £235,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Semi-Detached Family Home
- High Standard Of Presentation Throughout
- Three Bedrooms
- Spacious Open Plan Living/Dining Room
- Modern Fully Fitted Kitchen With Range Of Integrated Appliances
- Bathroom In White Suite
- Oil Fired Central Heating
- PVC Double Glazing
- Spacious Rear Garden Laid In Lawns And Patio
- Popular And Convenient South Belfast Location

SUMMARY

Situated in the heart of Stranmillis Village this attractive semi-detached property will provide an excellent home for the young professional or young family in today's market.

The house, which is exceptionally well presented throughout, has accommodation comprising of three bedrooms, open plan living/dining, together with modern fully fitted kitchen and bathroom in white suite. In addition the property has exceptionally generous gardens to the rear laid in lawns and feature patio area.

The Stranmillis area is increasingly popular with young professionals seeking to set up home or families wanting to live in the catchment area of leading schools and amenities.

Please contact our South Belfast office on 028 9066 8888 to arrange a viewing at your earliest convenience.



ACCOMMODATION

GROUND FLOOR

PVC door to:

ENTRANCE HALL:

Wood strip flooring.

STORAGE CUPBOARD:

Plumbed for washing machine.

BATHROOM:

White suite. Panelled bath with telephone hand shower. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor.

OPEN PLAN LIVING/DINING: 22' 6" x 9' 11" (6.86m x 3.02m)

Attractive feature fireplace. Wood strip flooring.



KITCHEN:

9' 0" x 8' 4" (2.74m x 2.54m)

High and low level units. Stainless steel sink unit. Four ring gas hob and electric oven. Integrated dishwasher. Part wall tiling. Ceramic tiled floor.

FIRST FLOOR

BEDROOM (1):

16' 0" x 9' 2" (4.88m x 2.79m) (at widest points)

BEDROOM (2):

10' 3" x 9' 1" (3.12m x 2.77m)

Hotpress.

BEDROOM (3):

7' 0" x 6' 7" (2.13m x 2.01m)

OUTSIDE

Substantial gardens to rear extending to approximately 80 ft. laid in lawns and patio. Oil fired boiler and tank. Outside tap and light.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

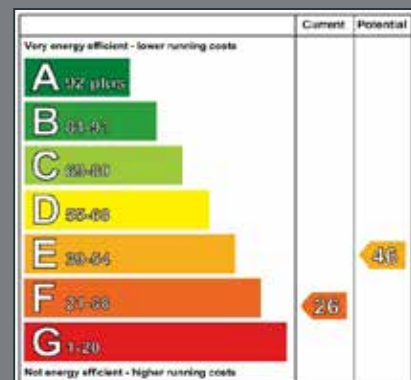


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/I/19/FB



EPC REF: 0364-2998-0511-9625-8611

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.