

simonBRIEN
RESIDENTIAL

86 Upper Dunmurry Lane,
Dunmurry, BT17 0PS



Offers Around £135,000

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KEY FEATURES

- Well Presented Two Bedroom Semi Detached Positioned Just off Upper Dunmurry Lane
- Versatile Accommodation Throughout with Excellent Reception Space and Endless Potential
- Conveniently Located Close to Derriaghy and Finaghy with Easy Access to the Malone Road and Lisburn Road
- Excellent Transport Links to Belfast City Centre and Further Afield
- Close to Leading Local Schools, Parks and Both Belfast Airports
- Within Striking Distance to Colin Glen Sports Centre, Malone Golf Club and Dunmurry Golf Club
- Two Well Proportioned Bright Double Bedrooms
- Separate Living Room with Bay Window and Feature Fireplace
- Open Plan Kitchen Diner with Generous Under Stairs Storage
- Family Bathroom with White Suite
- Generous Corner Site with Surrounding Gardens and Excellent Privacy
- Tarmac Driveway with Private off Street Parking for One to Two Cars
- Oil Fired Central Heating and Double Glazing
- No Onward Chain
- Ideally Suited to the First Time Buyer, Investor, Young Professional and Young Family Alike
- Early Viewing Highly Recommended



DESCRIPTION

We are delighted to bring to the market this well-proportioned two bedroom semi-detached located just off Upper Dunmurry Lane. Occupying a fantastic corner site, the property also provides excellent internal accommodation. The location offers ease of access for the city commuter and is within striking distance of a range of local amenities including many popular parks and shops. The property lies within the catchment area to a range of the area's most prestigious schools.

In short, the property comprises of: hallway, living room with bay window and feature fireplace, kitchen diner with generous under stairs storage, two double bedrooms and a family bathroom with white suite.

The property further benefits from double glazing, oil fired central heating, driveway with private off-street parking for one to two cars and an excellent private corner site with surrounding hedging and lawns.

With generously proportioned rooms, no onward chain, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL:

Hardwood front door into reception hall with vinyl flooring and picture window



LIVING ROOM:

13' 0" x 12' 9" (3.96m x 3.89m)

Outlook to front, solid strip wooden flooring, carved wooden mantelpiece and surround with granite inset and hearth, cornice ceiling and picture rail





KITCHEN/DINER:
15' 8" x 13' 1" (4.78m x 3.99m)

Range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome tap, built-in 4 ring touch screen ceramic hob with extractor fan and oven and grill, space for washing machine and tumble dryer, space for fridge freezer, tiled floor, ample space for casual dining, hardwood access door leading to rear garden. Generous built-in understairs storage, low voltage recessed spotlighting



FIRST FLOOR

LANDING:

FAMILY BATHROOM:

White suite comprising, low flush WC, pedestal wash hand basin with chrome taps, panelled bath with chrome taps, electric shower with telephone attachment, part tiled walls, vinyl flooring, built-in hotpress with additional shelving



BEDROOM (2):
13' 1" x 12' 5" (3.99m x 3.78m)

Outlook to rear



BEDROOM (1):
13' 0" x 10' 6" (3.96m x 3.2m)

Outlook to front, picture rail, laminate effect wooden flooring

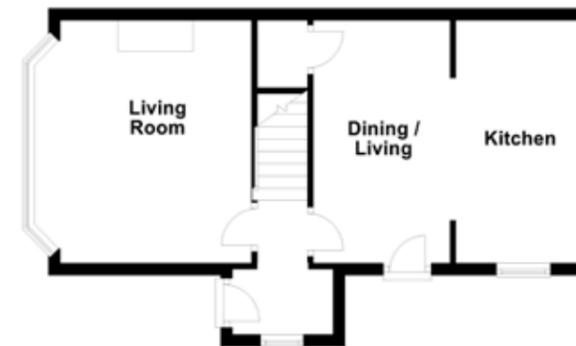


OUTSIDE

Enclosed front garden laid in lawns with surrounding hedging, patio walkway to front door, tarmac driveway with off street parking for two cars, access gate to side, access to oil boiler and oil tank



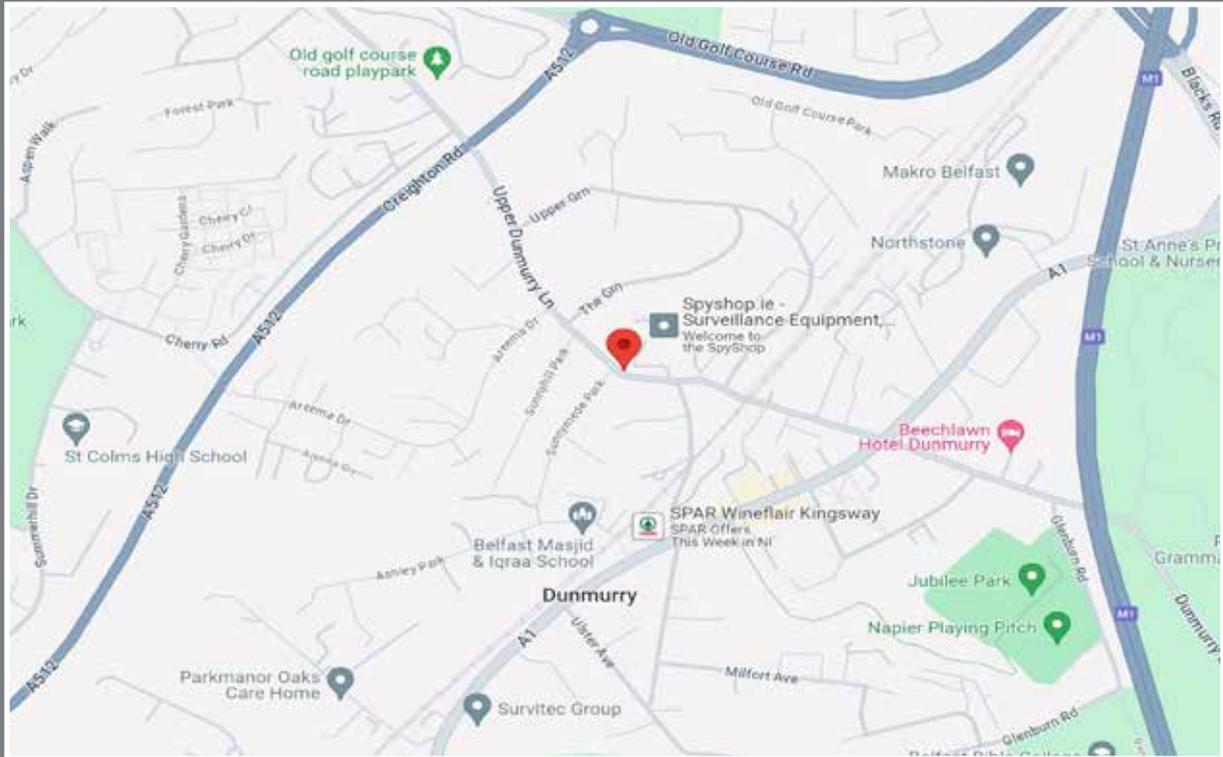
Ground Floor



First Floor



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**



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