

767 Lisburn Road,
Belfast, BT9 7GW



Offers Over £199,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Mid Terrace
- Well Presented Accommodation Throughout
- Four Generous Bedrooms
- Spacious Open Plan Living / Dining Area
- Modern Fully Fitted Kitchen
- Bathroom In White Suite
- Gas Fired Central Heating
- PVC Double Glazing
- Enclosed Rear Patio Garden
- Popular & Exceptionally Convenient Location On Main Lisburn Road, Within Walking Distance Of All Local Amenities, Within The Area

SUMMARY

Exceptionally well located on the main Lisburn Road, the property is within walking distance of all local amenities within the area, excellent shops, cafes, and restaurants, and main transport routes connecting Belfast City Centre and motorway networks.

The property itself has exceptionally well presented accommodation providing a four bedroom layout, together with open plan living / dining area, high quality kitchen, and bathroom in white suite. Externally, there is the additional benefit of an enclosed rear patio garden.

Likely to be of interest to the young couple or professional in today's market, viewing is by private appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

Hardwood door leading to:

ENTRANCE HALL:

LIVING / DINING AREA:

25' 6" x 10' 0" (7.77m x 3.05m)

Walnut flooring. Recessed for fireplace.

KITCHEN:

12' 6" x 6' 4" (3.81m x 1.93m)

Excellent range of high and low level units. Single drainer sink unit. 4 ring hob. Electric oven. Integrated fridge/freezer and dishwasher.

FIRST FLOOR

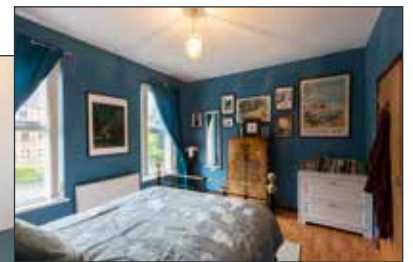
BEDROOM (1):

14' 0" x 10' 9" (4.27m x 3.28m)

Laminate flooring.



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BEDROOM (2):
11' 0" x 7' 6" (3.35m x 2.29m)

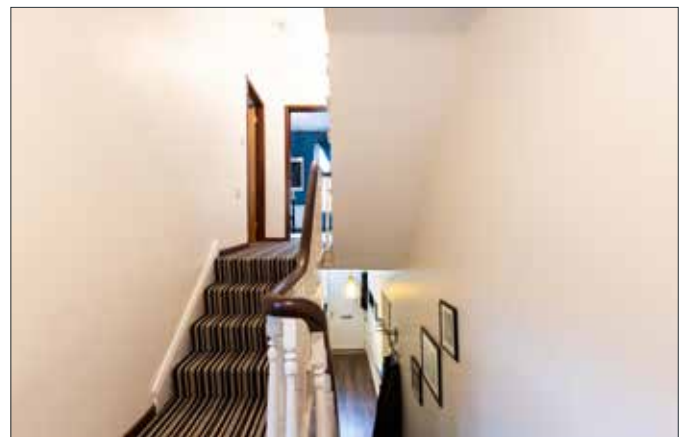
BATHROOM:

White suite comprising panelled bath with mixer taps and shower attachment. Low flush WC. Pedestal wash hand basin.

SECOND FLOOR

BEDROOM (3):
14' 0" x 11' 0" (4.27m x 3.35m)

Laminate flooring.



BEDROOM (4):
9' 7" x 7' 7" (2.92m x 2.31m)

OUTSIDE

Rear patio area. Utility cupboard, plumbed for washing machine with WC and wash hand basin.

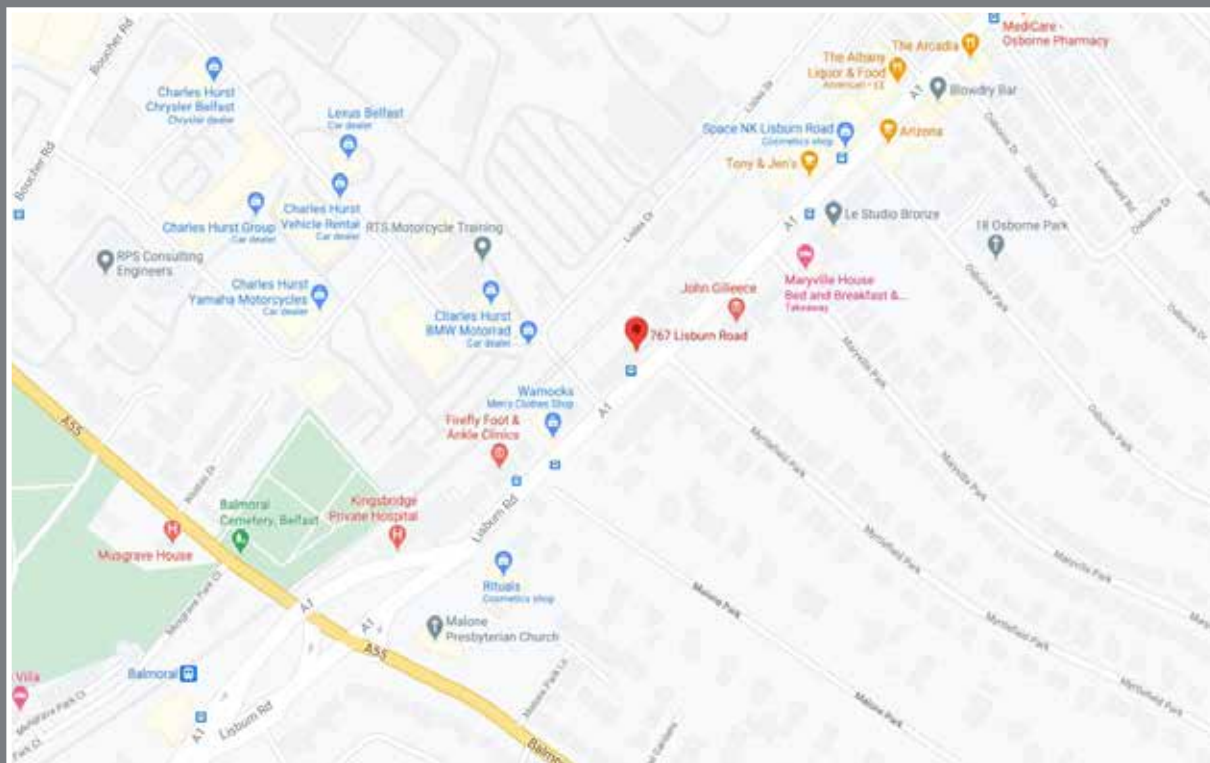
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Location



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/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	63	70
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9420-0021-6820-6672-1202

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