



681 Lisburn Road

Belfast

BT9 7GU

Offers Over £295,000

- EXCEPTIONAL END TOWNHOUSE IN A PRIME, CONVENIENT LISBURN ROAD LOCATION
 - BEAUTIFULLY PRESENTED THROUGHOUT RETAINING MANY FINE ORIGINAL FEATURES
 - BRIGHT & SPACIOUS LOUNGE WITH FEATURE FIREPLACE
 - OPEN PLAN DINING ROOM
 - LUXURY FITTED KITCHEN
 - 3 BEDROOMS
 - SHOWER ROOM WITH WHITE SUITE
 - PARTIAL DOUBLE GLAZING / GAS FIRED CENTRAL HEATING
 - IDEAL FOR OWNER OCCUPIERS OR INVESTORS
 - CONVENIENT TO AMENITIES INCLUDING SHOPS, RESTAURANTS, CAFES & PUBLIC TRANSPORT
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PROPERTY COMPRISES

This extremely attractive and much admired end terrace property is ideally located in a thriving part of the ever popular Lisburn Road.

The property is superbly finished and immaculately presented by the current owners having been extensively modernised to the highest specification, whilst retaining a warm and comfortable atmosphere enhanced by many fine original features.

The accommodation briefly comprises a welcoming entrance hall, a generous lounge open plan to dining room along with original steps leading down to a separate bespoke kitchen on the ground floor. On the upper floor there are three bedrooms and a shower room.

In addition, the property benefits from partial double glazing in sliding sash windows and gas central heating.

Situated close to many local amenities on Lisburn Road, including shops and public transport, as well as being convenient to Belfast City Centre and Queens University, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.

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223a Upper Newtownards Road,
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028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
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Bangor Office
69 High Street,
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028 9147 9797

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PROPERTY DETAILS AND DIMENSIONS

Open entrance porch with original tiled floor and light, front door with leaded glass inset to reception hall.

RECEPTION HALL Part tongue and groove panelled walls, sanded and varnished floorboards.

LOUNGE WITH OPEN ARCH TO DINING ROOM 18' 8" x 12' (5.69m x 3.66m) (overall @ widest points)
Sanded and varnished floorboards, cornice ceiling, picture rail, attractive fireplace with tiled inset and hearth.

KITCHEN 11' x 8' 2" (3.35m x 2.49m) Range of high and low level units, granite work surfaces with matching splashback, Belling 4 ring hob with matching electric oven under, extractor fan over with matching granite splashback, Old Belfast style sink unit with granite drainer, under stairs store/utility cupboard which is plumbed for the washing machine, low voltage spotlights, tiled floor, uPVC double glazed sliding patio doors to rear.

FIRST FLOOR LANDING Part tongue and groove walls, airing cupboard with gas fired boiler, feature stained glass window, access to roof space.

BEDROOM 10' x 9' (3.05m x 2.74m) Sanded and varnished floorboards.

BEDROOM 8' 11" x 7' 9" (2.72m x 2.36m) Sanded and varnished floorboards.

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SHOWER ROOM White suite comprising low flush WC, pedestal wash hand basin, fully tiled shower cubicle, part tongue and groove walls, low voltage spotlights.

OUTSIDE Front garden area with boundary hedge and paviours, path to front door. Enclosed rear paved garden sitting area.

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