



Delightful, well-presented mid terrace in popular Lisburn Road location walking distance of many local amenities including; shops, bars, restaurants and public transport. The Royal and City Hospitals, Queens University and City Centre are all close by.

The accommodation is modern and homely and comprises; open plan spacious lounge to dining area with feature hole in wall fireplace and built in units and shelving, modern fitted kitchen with range of integrated appliances. On the first floor, there are two double bedrooms with built-in robes and new modern shower room.

Externally there is an enclosed decked yard and delightful rear garden with artificial grass and boundary fencing.

Ideal for first time buyers or investors.

Offers Over  
£189,950

29 Lisburn Avenue,  
Lisburn Road,  
Belfast,  
BT9 7FX

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Viewing by  
appointment  
through agent  
028 9066 3030

- Delightful, Well-Presented Mid Terrace Property in a Prime Location Just off the Lisburn Road
- Spacious Lounge Open Plan to Dining Room
- Modern Fitted Kitchen with Range of Integrated Appliances
- Two Good Sized Bedrooms
- New Modern Shower Room
- Oil Fired Central Heating
- Majority Mahogany Effect uPVC Double Glazed Windows
- Homely Throughout and Ideal for an Owner Occupier or Investor
- Much Sought After Location Within Walking Distance of Queen's University and Belfast City Hospital
- Convenient to Many Local Amenities Including Shops, Cafes, Bars and Public Transport and Into the City Centre
- Delightful Rear Garden with Artificial Grass and Timber Fencing, Timber Deck enclosed Yard



The Property Comprises:

Ground Floor

ENTRANCE PORCH:

LOUNGE/DINING ROOM: 24' 9" x 12' 7" (7.54m x 3.84m) Feature bay window, ceramic tiled flooring.



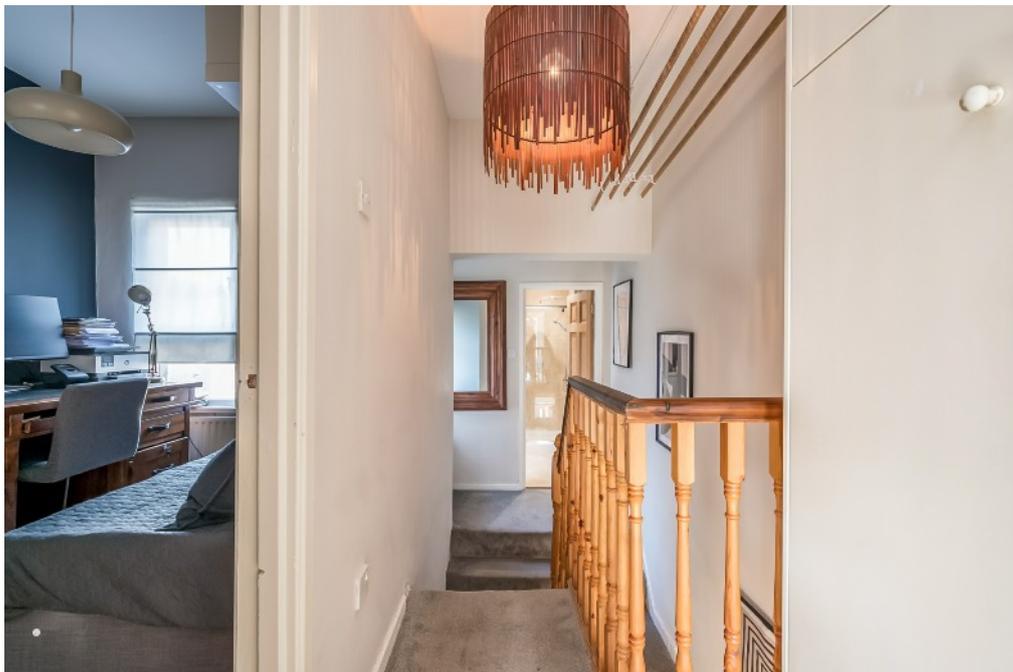
Telephone 028 9066 3030  
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MODERN FITTED KITCHEN: 19' 2" x 6' 4" (5.84m x 1.93m) Excellent range of high and low level high gloss units, built-in oven, ceramic hob and extractor fan, plumbed for washing machine, dishwasher, American fridge/freezer, stainless steel sink unit with mixer tap, formica work surfaces. Ceramic tiled floor, under stairs storage cupboard.



First Floor

LANDING: Carpeted, access to loft. Built-in storage cupboard.



TEMPLETON  
ROBINSON

SHOWER ROOM: 7' 7" x 6' 7" (2.31m x 2.01m) Low flush wc, wash hand basin with vanity unit, walk-in shower cubicle, built-in shelving and storage, recessed lighting, extractor fan.



BEDROOM (1): 11' 4" x 10' 2" (3.45m x 3.1m) Carpeted.



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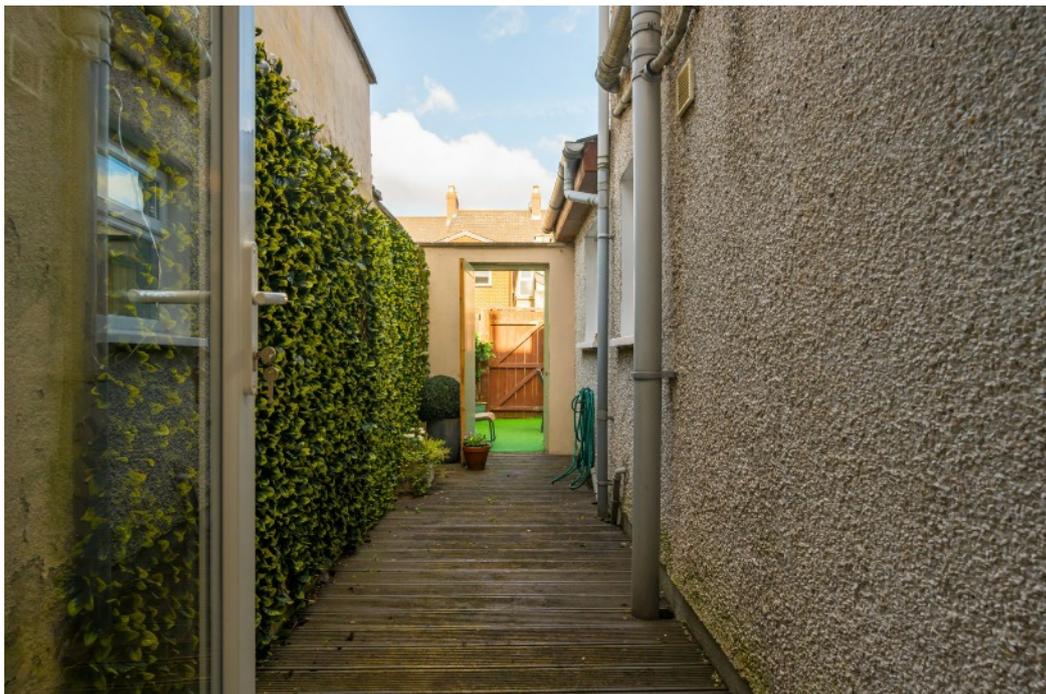
BEDROOM (2): 10' 4" x 7' 8" (3.15m x 2.34m) Laminate wood effect flooring, built-in storage cupboard.



ROOFSPACE: Floored for storage.

Outside

Enclosed, decked rear yard leading to garden area with artificial grass.



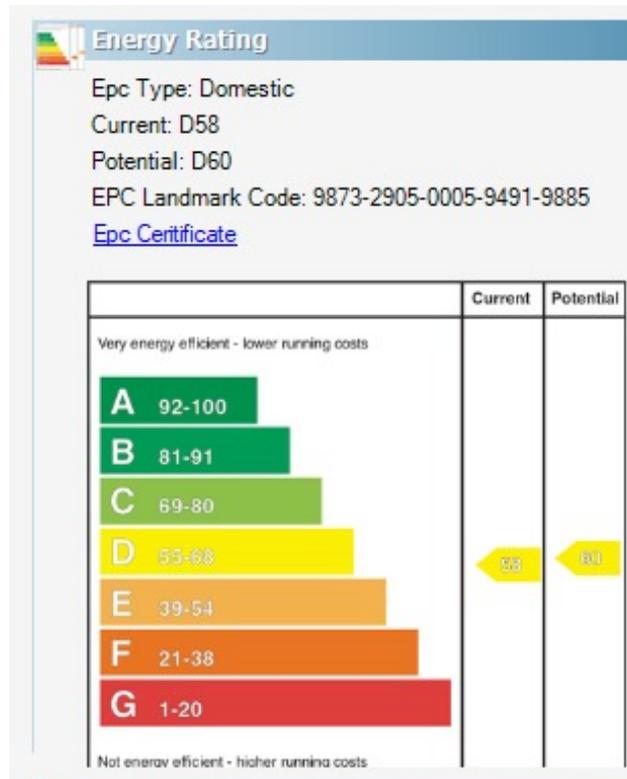


Sizes And Dimensions Are Approximate. Actual May Vary.

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Location:

Heading out of the city centre Lisburn Avenue is on the right hand side before the Police Station.



Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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