



This attractive, tudor style, semi-detached is in a super location just off the Upper Lisburn Road. It is extremely convenient to the many amenities in both the Malone and Finaghy area including; shops, restaurants cafes and public transport links with good bus links and the Balmoral Train Halt close by.

The property is beautifully presented and cared for by its current owners. It is finished and maintained to a high level of specification. The accommodation briefly comprises; three reception rooms, modern fitted kitchen, four well-proportioned bedrooms (one with ensuite) and main bathroom.

The accommodation is ideally complemented by the good sized rear gardens which are mature and have lawns, extensive paved patio and further sitting area to the rear for the sunnier evenings. There is driveway parking to the front for 4 cars and a detached garage.

A superb home which is sure to attract the interest of a wide range of prospective purchasers and internal inspection is highly recommended.

Offers Over
£375,000

32 Upper Lisburn Road,
BELFAST,
BT10 0AB

Viewing by
appointment
through agent
028 9066 3030

- Attractive, Tudor Style Semi-Detached with Delightful, Landscaped Rear Gardens
- Entrance Hall with Cloakroom
- Lounge with Feature Fireplace
- Living Room with Double Doors to Dining Room
- Modern Fitted Kitchen with Casual Living/Dining Area
- Four Well Proportioned Bedrooms (One With Ensuite)
- Modern Bathroom
- Excellent Floored Roofspace with Eaves Storage and Velux Window
- Gas heating / Double Glazed Windows
- Driveway Parking to the Front for Four Cars, Detached Garage
- Beautifully Landscaped Rear Gardens in Lawns with Extensive Paved Patio, Further Sitting Area to the Rear for those Sunnier Evenings
- Extremely Convenient To A Host Of Local Amenities/Ideal For A Wide Range Of Buyers



The Property Comprises:

Ground Floor

Hardwood front door with feature glazing to:

ENTRANCE HALL: Parquet flooring, cornice ceiling.

CLOAKROOM/WC: Low flush wc, vanity unit and wash hand basin, ceramic tiled floor, low voltage spotlights.



LOUNGE: 18' 2" x 11' 6" (5.54m x 3.51m) (At widest points). Ormate fireplace with cast iron and feature tiled inset, slate hearth, cornice ceiling.



LIVING ROOM: 15' 2" x 11' 4" (4.62m x 3.45m) (At widest points). Bay window. Cast iron fireplace, parquet flooring, cornice ceiling, picture rail. Double doors and glazing to:



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DINING ROOM: 13' 6" x 10' 11" (4.11m x 3.33m) (At widest points). Parquet flooring, picture rail, uPVC patio doors to rear. Open plan to:



MODERN FITTED KITCHEN WITH CASUAL DINING AREA: 15' 5" x 12' 4" (4.7m x 3.76m) (At widest points). Range of high and low level oak units, work surfaces. One and a half bowl stainless steel double drainer sink unit, integrated washing machine, wine rack, integrated fridge/freezer, integrated dishwasher, integrated Neff ovens, integrated four ring gas hob, stainless steel extractor fan over. Part tiled walls. Island unit with work surfaces and units, built-in dining table, uPVC door to side.



First Floor Return

Storage cupboard.

BEDROOM (1): 13' 0" x 11' 7" (3.96m x 3.53m) (At widest points and into robe). Range of built-in robes and storage.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, part tiled walls. Ceramic tiled floor, access to roofspace.



First Floor

LANDING: Access to floored roofspace with Velux window and eaves storage. Gas boiler.

BEDROOM (2): 13' 0" x 10' 8" (3.96m x 3.25m) (at widest points).



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BEDROOM (3): 11' 6" x 9' 2" (3.51m x 2.79m) (at widest points).

BEDROOM (4): 11' 5" x 7' 10" (3.48m x 2.39m) (at widest points).



MODERN BATHROOM: White suite comprising low flush wc, panelled bath with shower over, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, low voltage spotlights.



Outside

Tarmac driveway parking for several cars to:

DETACHED GARAGE: 18' 0" x 9' 9" (5.49m x 2.97m) (at widest points). Space for washing machine and tumble dryer, up and over door.

Excellent sized rear gardens in lawn with mature trees, hedging and beds in shrubs and bushes.

Extensive paved patio with landscaped beds. Rear stoned sitting area for those sunnier evenings to the rear of the garden.



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Location:

From Lisburn Road take Upper Lisburn Road, past the Kings Hall and Creightons Garage on the left hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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Energy Rating

Epc Type: Domestic

Current: D61

Potential: D68

EPC Landmark Code: 7102-3584-8102-0092-8206

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	61	68
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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