



This attractive deceptively spacious extended semi detached home occupies an excellent, convenient location. There are a host of amenities virtually on one's doorstep including transport links, schools and those in Finaghy itself.

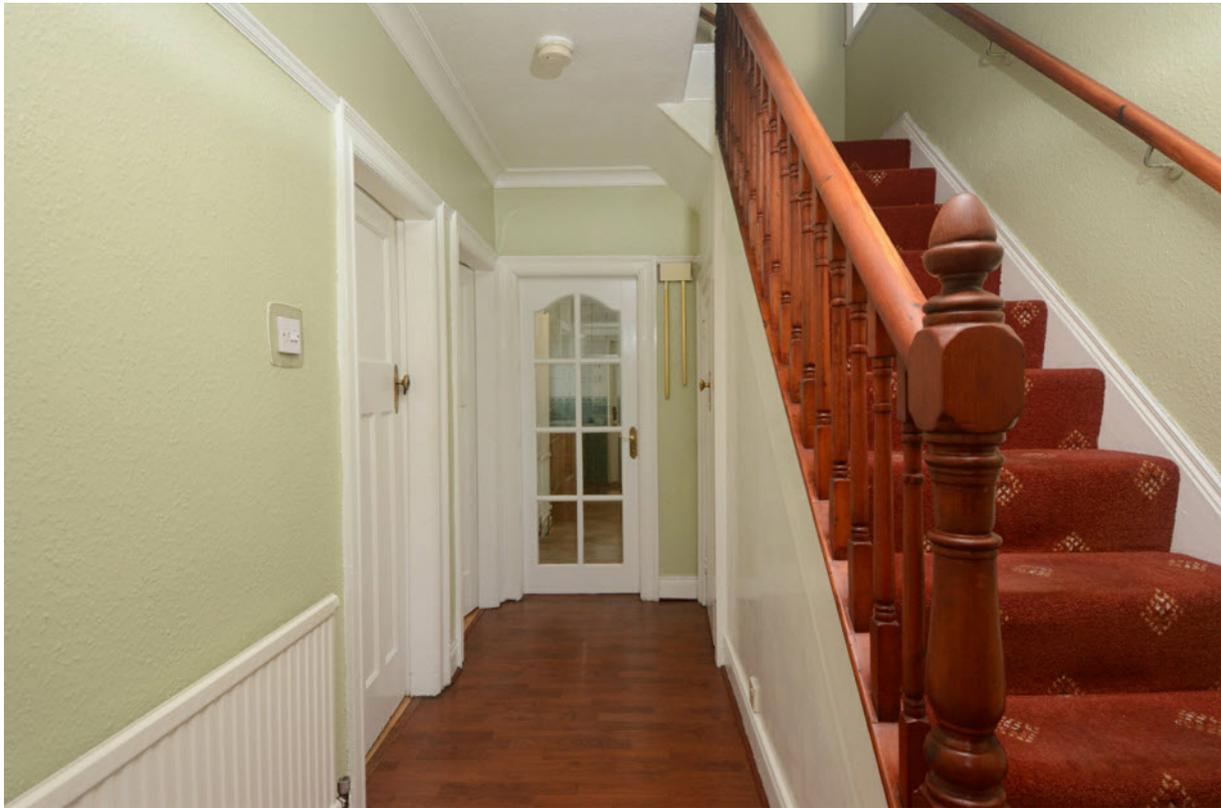
The property offers generous adaptable accommodation with the added bonus of a downstairs shower room as well as the first floor bathroom and four first floor bedrooms, ideally complimented by the good sized lawned rear garden.

Always a popular location and with all this fine home has to offer including value for money, it will have wide ranging appeal, thus early viewing is recommended so as not to miss out on an excellent sale opportunity.

Offers Over
£175,000

88 Finaghy Road
South,
BELFAST,
BT10 0DE

Viewing by
appointment
through agent
028 9066 3030



- Attractive Deceptively Spacious Extended Semi Detached Home in Popular Convenient Location
- Spacious Reception Hall with Cloakroom Off
- Good Sized Lounge with Feature Fireplace & Separate Dining Room
- Fitted Kitchen with Built-in Appliances & Utility Area Off
- 4 Well Proportioned First Floor Bedrooms
- Ground Floor Shower Room & Modern First Floor Fitted Bathroom
- Gas Fired Central Heating / uPVC Double Glazed Windows (Bar Landing)
- Generous Adaptable Accommodation & Priced to Allow For Some Modernisation
- Driveway Parking & Garage / Good Sized Enclosed Lawned Rear Garden
- Host of Amenities Virtually On One's Doorstep Including Transport Links, Schools & Those in Finaghy Itself
- Offering Value For Money & Appealing to a Wide Range of Prospective Buyers

The Property Comprises:

Ground Floor

Mahogany effect uPVC double glazed front door to . . .

ENTRANCE PORCH: Laminate wood effect floor, tongue and groove timber ceiling. Glazed door to . . .

SPACIOUS RECEPTION HALL: Matching laminate wood effect floor, cornice ceiling.

CLOAKROOM:

LOUNGE: 13' 0" x 10' 6" (3.96m x 3.2m) (at widest points). Feature fireplace with cast iron inset and tiled hearth, laminate wood effect floor, cornice ceiling, ceiling rose.



DINING ROOM: 10' 10" x 10' 5" (3.3m x 3.18m) (at widest points). Laminate wood effect floor, display shelves.



FITTED KITCHEN: 15' 10" x 8' 0" (4.83m x 2.44m) (at widest points). Excellent range of high and low level units, single drainer stainless steel sink unit, work surfaces, Bush four ring stainless steel hob, extractor fan and canopy, matching Bush stainless steel oven underneath, fully tiled walls, uPVC tongue and groove panelled ceiling, plumbed for washing machine.



UTILITY AREA/REAR HALLWAY: Shelved storage area, Worcester gas fired boiler, uPVC double glazed door to rear.

GOOD SIZED FITTED SHOWER ROOM: Shower area, pedestal wash hand basin, low flush wc, extractor fan, uPVC panelled walls, tongue and groove uPVC panelled ceiling.



First Floor

SPACIOUS LANDING: Access to roofspace, feature stained glass window, picture rail.

BEDROOM (1): 11' 0" x 10' 6" (3.35m x 3.2m) (at widest points). Laminate wood effect floor, cornice ceiling.



BEDROOM (2): 10' 10" x 9' 4" (3.3m x 2.84m) (at widest points). Laminate wood effect floor, cornice ceiling.



BEDROOM (3): 9' 2" x 8' 0" (2.79m x 2.44m) (at widest points). Laminate wood effect floor.

BEDROOM (4): 7' 8" x 7' 0" (2.34m x 2.13m) (at widest points). Laminate wood effect floor.

MODERN FITTED BATHROOM: White suite comprising tiled panelled bath with shower over, shower screen, low flush wc, pedestal wash hand basin, fully tiled walls, laminate wood effect floor, uPVC tongue and groove ceiling.

Outside

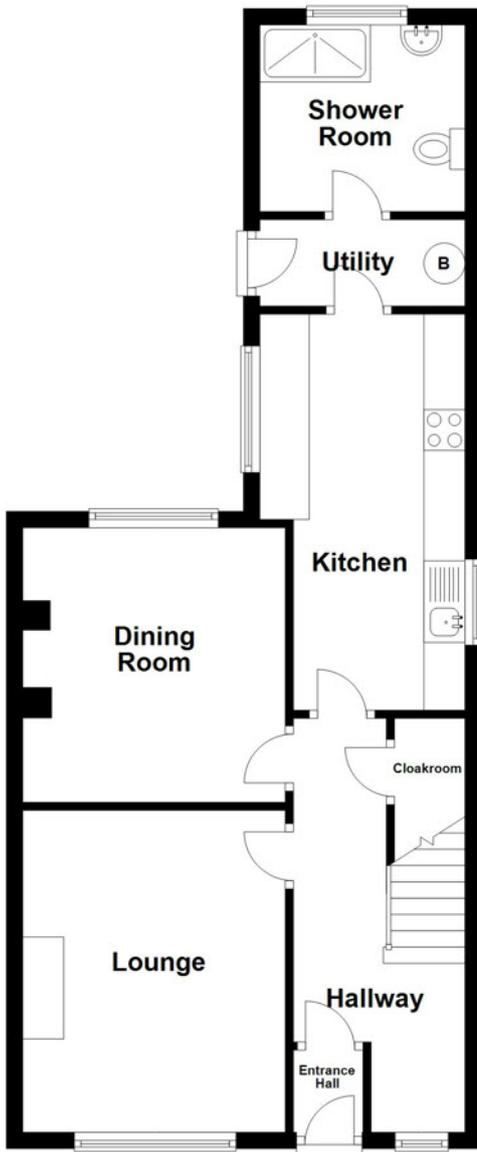
Wrought iron entrance gates to driveway parking. Front garden in lawn and beds with boundary wall, wrought iron railings and hedging.

DETACHED GARAGE: (Corrugated iron).

Good sized enclosed rear garden in lawns and beds, sitting area. Outside tap, outside light.



Ground Floor



First Floor



This plan is for illustrative purposes only.
Plan produced using PlanUp.

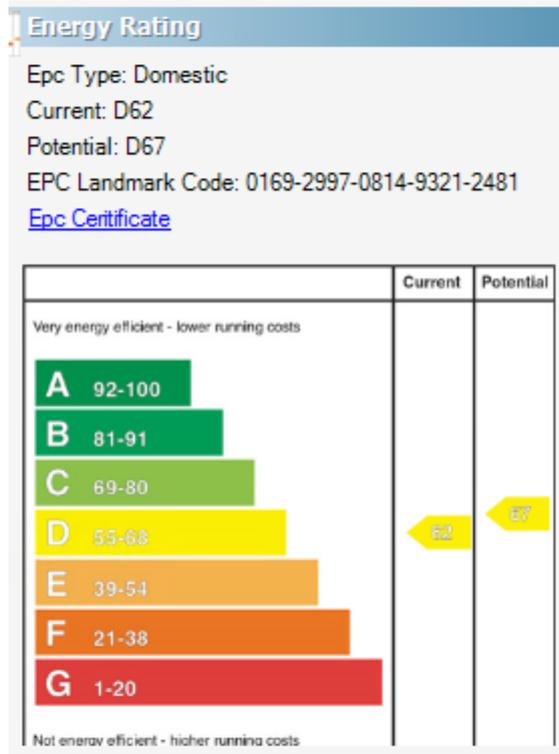
88 Finaghy Road South, Belfast

Location:

Finaghy Road South runs from Finaghy crossroads to Upper Malone Road. From Finaghy crossroads number 88 is on the left hand side.

Telephone 028 9066 3030

www.templetonrobinson.com



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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

