



This fantastic semi-detached home occupies a superb level site in a most convenient location close to shops, schools, public transport links and many other amenities in the surrounding area. The accommodation has been well maintained, full of character but now requires modernisation and upgrading. Briefly comprising two bright reception rooms, separate dining room leading into a fitted kitchen and downstairs WC. Upstairs are three well-portioned bedrooms and shower room.

Externally the property is further complemented by a large enclosed rear garden, ample driveway parking and a detached garage. Offering so much potential for those seeking a property to add their own stamp, this property can only be fully appreciated upon an internal viewing.

Offers Over
£249,950

33 Sicily Park,
Upper Lisburn Road,
BELFAST,
BT10 0AL

Viewing by
appointment
through agent
028 9066 3030



- Superb Semi-Detached Family Home in Most Convenient Location just Off The Upper Lisburn Road
- Two Bright Reception Rooms and Separate Dining Room
- Fitted Kitchen with Range of High and Low Level Units
- Downstairs WC
- Three Generous Bedrooms
- First Floor Shower Room
- Extensive Rear Garden/ Ample Driveway Parking/ Detached Garage
- A Charming Property Full Of Character and Potential, Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

Hardwood front door with glazed side panels to . . .

HALLWAY: Carpeted.

DOWNSTAIRS W.C.: Low flush wc, wash hand basin, vinyl flooring.

LIVING ROOM: 14' 9" x 12' 2" (4.5m x 3.71m) Feature bay window, carpeted, tiled hearth with electric insert, picture rail.



SITTING ROOM: 12' 7" x 10' 10" (3.84m x 3.3m) Carpeted, feature bay window, feature fireplace with electric insert.



DINING ROOM: 11' 9" x 6' 10" (3.58m x 2.08m) Carpeted, storage cupboard.



KITCHEN: 8' 2" x 7' 4" (2.49m x 2.24m) Range of high and low level units, formica work surfaces, stainless steel sink with mixer tap, plumbed for washing machine, tiled flooring, part tiled walls.



First Floor

LANDING: Carpeted.

BEDROOM (1): 12' 1" x 10' 7" (3.68m x 3.23m) Carpeted, built-in sliding mirrored wardrobes, picture rail.



BEDROOM (2): 11' 1" x 10' 2" (3.38m x 3.1m) Carpeted, picture rail.



BEDROOM (3): 8' 1" x 6' 4" (2.46m x 1.93m) Carpeted, picture rail.



SHOWER ROOM: Walk-in double shower cubicle, low flush wc, wash hand basin, mirror wall hung vanity unit, part tiled walls.



Outside

Driveway parking to the front. Enclosed rear garden in lawn with paved patio area, boiler house, uPVC eaves, guttering and soffits.

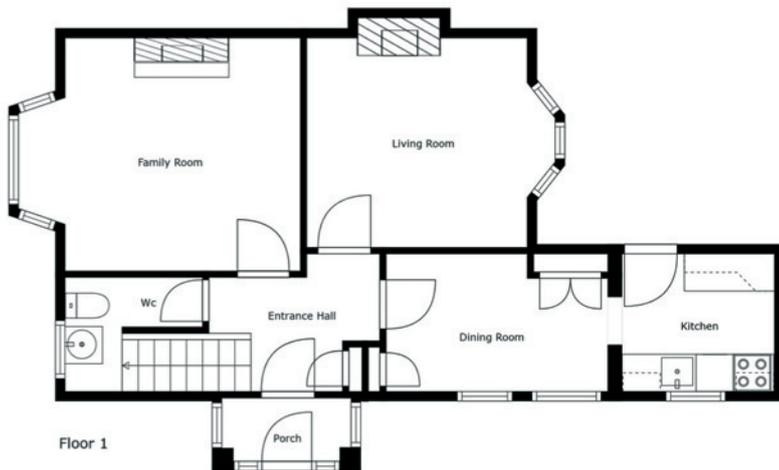


Location:

Heading out of Belfast on Upper Lisburn Road, go past Kings Hall and Sicily Park is on left opposite Creighton's Garage.

Telephone 028 9066 3030

www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.

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Lisburn - 028 92 66 1700
North Down - 028 90 42 4747
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