



10 Locksley Place, Belfast, BT10 0FE

Price Guide £135,000

We are pleased to present this excellent apartment in this popular area of South Belfast just off the Upper Lisburn Road. The accommodation comprises, one reception, modern kitchen, three well proportioned bedrooms and white bathroom suite. The outside of the property benefits from a fully enclosed rear garden and off street parking. Oil fired central heating and pvc double glazing are both in place. In close proximity to local schools, shopping facilities and excellent commuter access to Belfast City Centre, this apartment will appeal to a range of prospective purchasers therefore early viewing is recommended.

- Excellent First Floor Apartment
- Living / Dining Area
- White Bathroom Suite
- Enclosed Garden
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Central Heating / PVC Double Glazed Windows.
- Within Walking Distance To The Shops & Cafes Of Finaghy Along With Excellent Transport Routes

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		63	75

EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ENTRANCE

Composite front door.

ON THE FIRST FLOOR

HALLWAY



Built in storage.

LIVING / DINING ROOM 15'5" x 10'5" (4.7 x 3.2)



Laminate flooring.



KITCHEN 10'5" x 7'2" (3.2 x 2.2)



Range of high and low level units, stainless steel sink unit with mixer tap, integrated oven with 4 ring electric hob, built in fridge / freezer, stainless steel extractor fan, plumbed for washing machine, part tiled walls and tiled flooring.

BEDROOM ONE 10'5" x 10'5" (3.2 x 3.2)



Laminate flooring.

BEDROOM TWO 10'5" x 8'2" (3.2 x 2.5)



Laminate flooring. Built in storage.

BEDROOM THREE 8'6" x 7'6" (2.6 x 2.3)



Laminate flooring.

BATHROOM 7'6" x 4'3" (2.3 x 1.3)



White suite comprising bath with electric shower over, pedestal wash hand basin with mixer tap, low flush W.C , extractor fan, chrome wall mounted radiator rail, fully tiled walls and tiled floor.

OUTSIDE

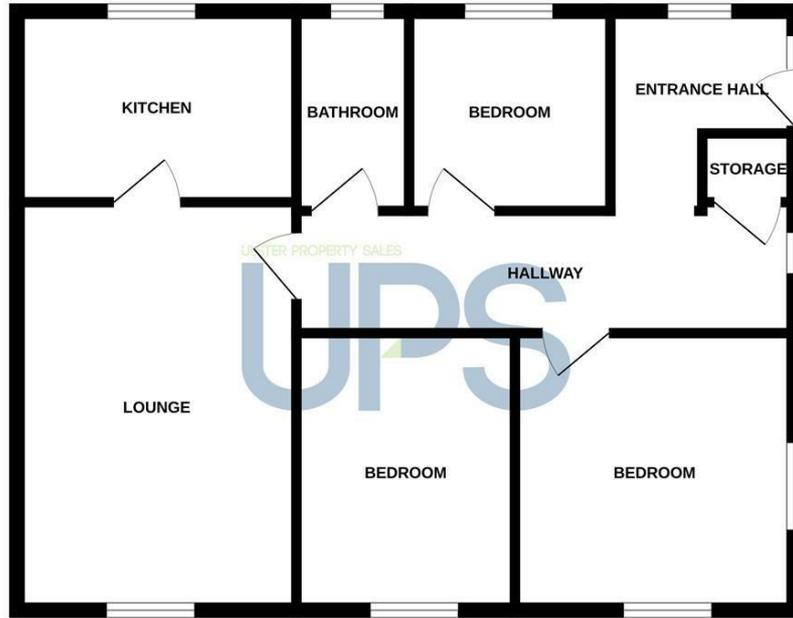


GARDEN



Floor Plan

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropex iCAD25

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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