



112 Locksley Park, Belfast, BT10 0AT

Price Guide £225,000

This attractive semi-detached property is set in a prime residential location in this popular area of South Belfast just off the Upper Lisburn Road. Well presented throughout, the accommodation comprises, two reception rooms, both with attractive herringbone flooring, good size kitchen, three well proportioned bedrooms and bathroom suite with both bath & walk in shower. The outside of the property benefits from a fully enclosed rear garden and driveway to front providing ample off street parking. Internal viewing is recommended to appreciate the size and potential of this excellent home. In close proximity to local schools, shopping facilities and excellent commuter access to Belfast City Centre, this fine home will appeal to a range of prospective purchasers therefore early viewing is recommended.

- Beautifully Presented Semi-Detached Home
- Two Reception Rooms Both With Feature Solid Wood Herringbone Floors
- Contemporary White Bathroom Suite With Bath & Walk In Shower
- Oil Fired Central Heating / PVC Double Glazed Windows
- Three Good Sized Bedrooms
- Modern Fitted Kitchen
- Excellent Garden To Rear & Spacious Driveway To Front
- Sought After Residential Location Convenient To Shops, Transport Links & The Lisburn Road / Finaghy

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	68
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Solid wood front door with glass panels.

RECEPTION HALL



Tiled floor. Storage under stairs.

LOUNGE 14'5" x 11'9" (4.4 x 3.6)



Solid wood herringbone floor. Bay window. Attractive open fire with wood surround.



DINING 12'10" x 11'9" (3.92 x 3.6)



Solid wood herringbone floor. Open to:



KITCHEN 14'9" x 7'10" (4.5 x 2.4)



Range of high and low level units, integrated dishwasher, integrated oven & microwave, 4 ring electric hob, stainless steel extractor fan, 1.5 stainless steel sink unit with drainer and mixer tap, recessed spot lighting.

ON THE FIRST FLOOR

Linen cupboard off landing. Access to partially floored roof space via slingsby ladder.

BEDROOM ONE 13'5" x 9'10" (4.1 x 3.0)



BEDROOM TWO 12'5" x 9'10" (3.8 x 3.0)



BEDROOM THREE 9'2" x 8'6" (2.8 x 2.6)



BATHROOM 8'10" x 8'2" (2.7 x 2.5)



Contemporary white suite comprising panel bath, walk in shower, low flush W.C, pedestal wash hand basin.

OUTSIDE



Excellent garden to rear with patio area. Driveway to front with ample space for off street parking.

Floor Plan

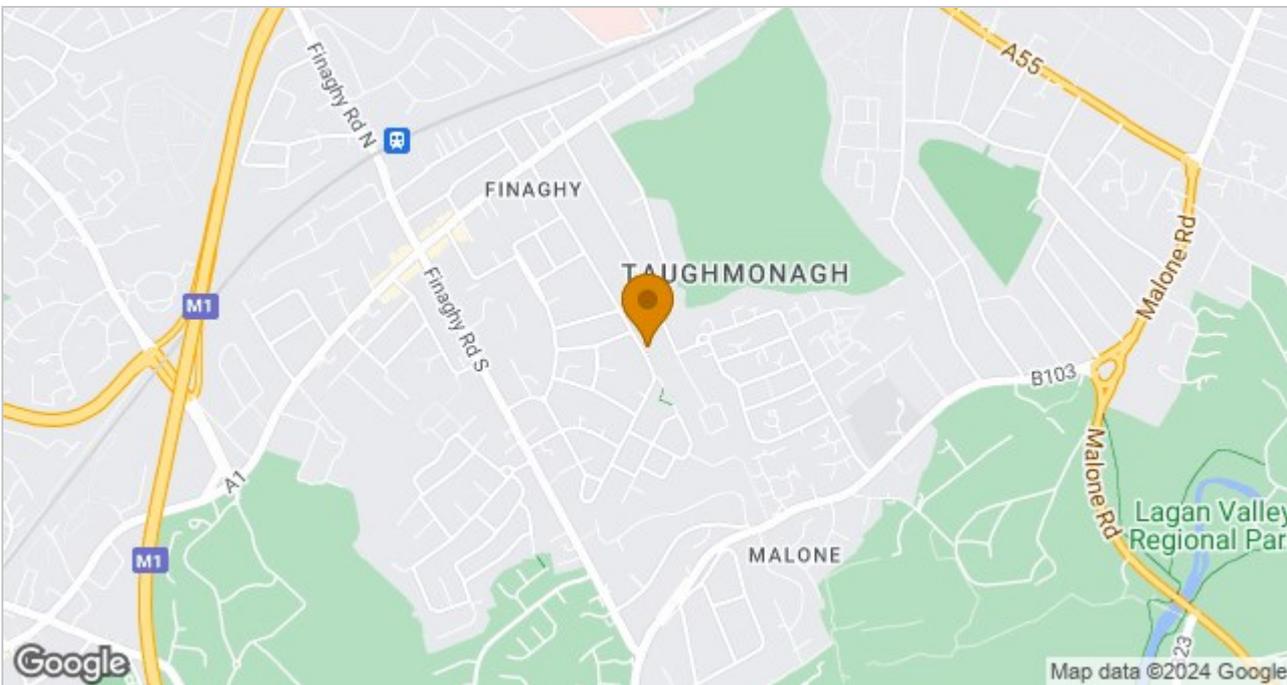
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 Metropix ©2023

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155
BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432
CAVEHILL
028 9072 9270
DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264
GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444
RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark