



145 Locksley Park, Belfast, BT10 0AU

Guide Price £200,000

Beautifully presented, this end terraced property is set in a prime residential location in this popular area of South Belfast just off the Upper Lisburn Road. Fully re-furbished, the property is finished to the highest standard and ready to move into with a contemporary feel throughout. The accommodation comprises a beautiful lounge with feature media wall, kitchen with range of integrated appliances and dining space, two well proportioned bedrooms and luxury bathroom with separate W.C. The outside of the property benefits from a fully enclosed south facing garden with decked patio and extensive driveway to front. Gas fired central heating and PVC Double Glazing are also in place. In close proximity to local schools and shopping facilities, the property benefits from good commuter access to Belfast City centre via both the Lisburn Road and Malone Road. Rarely does a home of such quality come to market therefore viewing is highly recommended.

- A Stunning End Terrace Presented To The Highest Standard
- Living Room With Feature Media Wall
- Luxury Bathroom Suite With Seperate W.C
- Extensive Driveway To Front With Ample Off Street Parking
- Within Walking Distance To The Shops & Cafes Of Finaghy Along With Excellent Transport Routes
- Two Good Sized Bedrooms
- Contemporary Fitted Kitchen With Range Of Integrated Appliances & Dining Area
- South Facing Enclosed Rear Garden With Decked Patio Space
- Gas Fired Central Heating / PVC Double Glazing
- Ready To Move Into & An Ideal Opportunity For The First Time Buyer Or Young Family

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		70	70
(55-68) D			
(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

Composite front door.

RECEPTION HALL



Wooden floor, wooden wall panelling.

LIVING ROOM 12'1" x 11'7" (3.69 x 3.54)



Slated wood media wall with shelving and built in storage.



KITCHEN 18'4" x 7'6" (5.6 x 2.3)



Excellent range of high and low level units, integrated dishwasher, fridge / freezer & washing machine, oven with 4 ring hob & extractor fan, breakfast bar, recessed spotlighting.



ON THE FIRST FLOOR

BEDROOM ONE 11'9" x 10'5" (3.6 x 3.2)

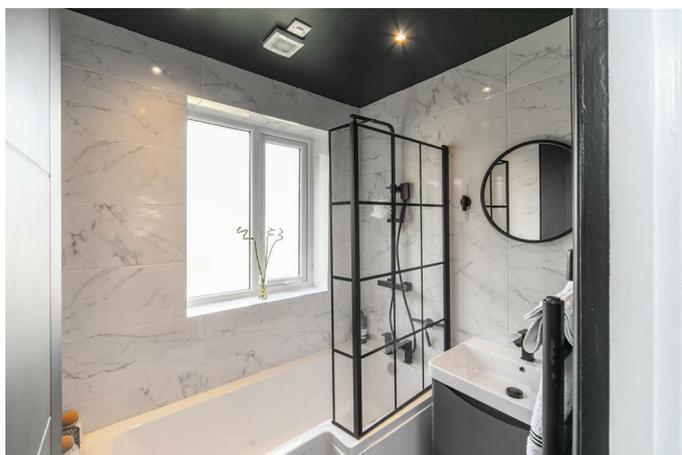


Built in robe.

BEDROOM TWO 11'9" x 10'5" (3.6 x 3.2)



BATHROOM



Contemporary suite comprising panel bath with rainfall shower head, wash hand basin with vanity unit below, Crittal shower screen, fully tiled walls, ceramic tiled floor.

W.C

Low flush W.C, wash hand basin.

OUTSIDE

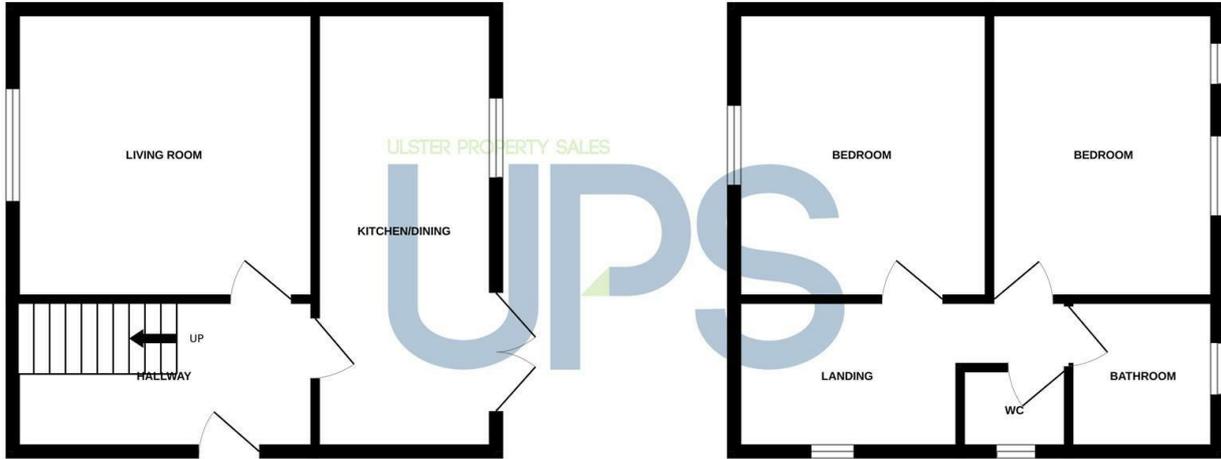


Enclosed rear garden in lawn with decked patio. Extensive driveway to front.

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.
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Area Map



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