

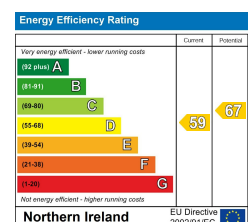


## 63 Upper Lisburn Road, Belfast, BT10 0GY

**Price Guide £250,000**

This beautifully presented semi-detached home is situated just off the Upper Lisburn Road in South Belfast. Recently extended and refurbished by the current owners, the accommodation comprises front living room, spacious open plan kitchen / living / dining room with double doors leading to rear garden, ground floor W.C, three bedrooms and modern bathroom suite. Externally, there is a driveway to front providing off street parking and a large private west facing garden to rear. Further benefits include gas fired central heating and PVC double glazed windows. Located close to a range of local amenities this home will appeal to range of prospective purchasers such as first time buyers and young families alike.

- Beautifully Presented Semi Detached Home
- Contemporary Fitted Kitchen With Range Of Integrated Appliances
- Downstairs W.C
- Three Bedrooms
- West Facing Rear Garden In Lawn, Detached Garage, Front Driveway
- Recently Refurbished & Extended Providing Excellent Accommodation
- Front Living Room With Attractive Fireplace
- Modern Bathroom Suite
- Gas Fired Central Heating / PVC Double Glazing
- Close To The Lisburn Road, Motorway Network & Leading Schools



**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Composite front door.

**RECEPTION HALL**



Tiled flooring.

**WC**

Low flush W.C, wash hand basin.

**LIVING ROOM 12'5" x 10'9" (3.8 x 3.3)**



Wooden floor, tiled fireplace.

**OPEN PLAN LIVING / KITCHEN / DINING  
24'3" x 13'9" (7.4 x 4.2)**



Extensive range of high and low level units, integrated appliances to include double oven, fridge / freezer, dishwasher, Belfast style sink, hob & extractor fan. Tiled flooring, recessed spotlighting, double doors to garden.







## ON THE FIRST FLOOR

### BEDROOM ONE 11'5" x 10'9" (3.5 x 3.3)



### BEDROOM TWO 10'9" x 8'2" (3.3 x 2.5)



### BEDROOM THREE 15'5" x 6'2" (4.7 x 1.9)



## BATHROOM



Contemporary suite comprising bath with shower over, wash hand basin with storage below, low flush W.C, fully tiled walls, tiled flooring.

## OUTSIDE

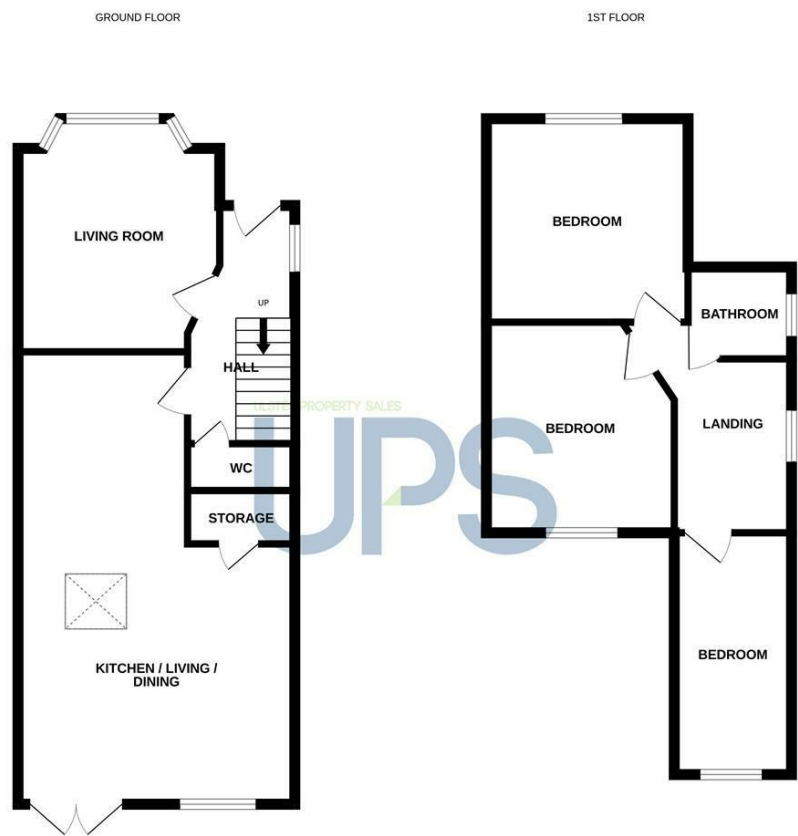


Enclosed rear garden in lawn with decked patio area. Front driveway.

### DETACHED GARAGE 20'0" x 10'2" (6.1 x 3.1)

Plumbed & wired.

Floor Plan



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 misstatement. 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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