

simon**BRIEN**  
RESIDENTIAL

181 Upper Lisburn Road,  
Finaghy, Belfast, BT10 0LJ



Asking Price £335,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

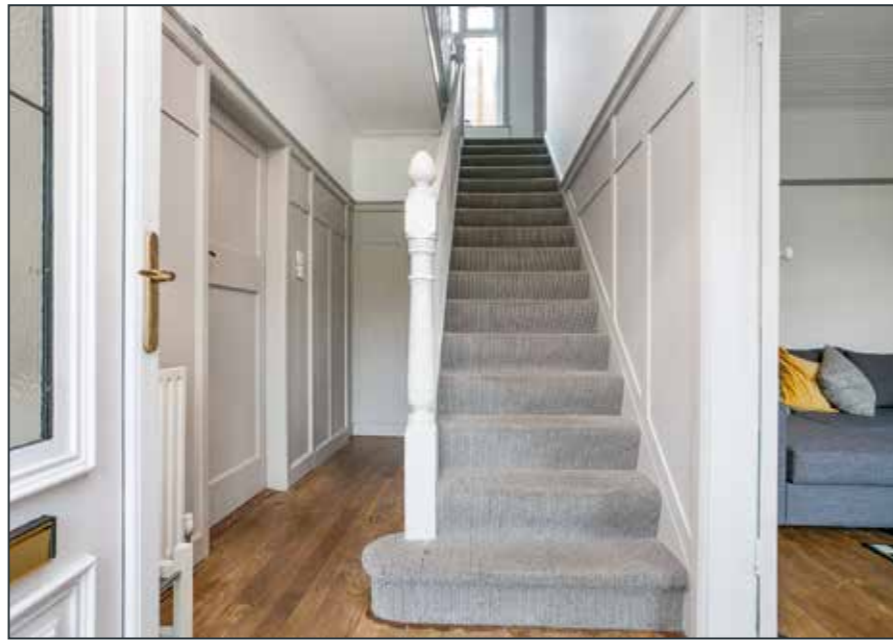
- Attractive Red Brick Detached Family Home
- Generous Well Presented Accommodation Throughout
- Four Bedrooms
- Two Reception Rooms
- Spacious Fitted Kitchen With Range Of Appliances
- Contemporary Bathroom In White Suite
- Gas Fired Central Heating And Double Glazing
- Attached Garage
- Generous Corner Site With Gardens To Front, Side And Rear
- Popular And Convenient Residential Location Close To All Local Amenities, Schooling And Transport Routes Connecting Belfast City Centre And Further Afield

## SUMMARY

The Upper Lisburn Road in Finaghy is an exceptionally convenient residential location close to a wide range of local amenities, schooling, churches, and is within comfortable commuting distance to Belfast city centre and various motorway networks.

This particular detached family home occupies a pleasant corner site and has well proportioned and presented accommodation providing four bedrooms, two reception rooms together with modern fully fitted kitchen and bathroom. In addition, the property has an attached garage and enclosed gardens to front, side and rear.

All in all a home of real quality and one that is likely to be of interest to the young family in today's market. Viewing is by appointment through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

PVC door to...

### ENTRANCE HALL:

Wood strip flooring.

### FAMILY ROOM:

**15' 8" x 12' 3" (4.78m x 3.73m)**

Attractive feature fireplace. Wood strip flooring.

### L-SHAPED KITCHEN/LIVING/ DINING:

**32' 5" x 24' 5" (9.88m x 7.44m)**

In the kitchen: Excellent range of high and low level units. Inset sink. 5 ring gas hob. Electric oven. Integrated dishwasher, washing machine, microwave and fridge.

In the living room: Wood burning stove. Double doors to side patio area.







**FIRST FLOOR**

**BEDROOM (1):**  
**15' 2" x 12' 9" (4.62m x 3.89m)**  
 Laminate floor.

**BEDROOM (2):**  
**12' 7" x 11' 7" (3.84m x 3.53m)**  
 Wood strip flooring.

**BEDROOM (3):**  
**11' 7" x 9' 7" (3.53m x 2.92m)**  
 Built-in wardrobe. Range of units.  
 Wood strip flooring.

**BEDROOM (4)/STUDY:**  
**7' 6" x 6' 4" (2.29m x 1.93m)**



**BATHROOM:**

Contemporary white suite. Panelled bath, mixer tap, telephone hand shower. Separate shower enclosure. Twin wash hand basin with vanity unit. Low flush WC. Heated towel rail. Tiled floor.

**SEPARATE WC:**

Low flush WC.

**OUTSIDE**

Attached garage. Generous corner site with gardens, patio and lawns.

# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)

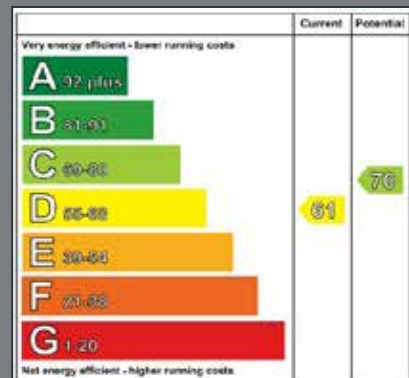


## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/H/19/FB



EPC REF: 0663-2982-0811-9201-3551

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