



15 Upton Avenue  
Belfast  
BT10 0LU

Asking Price  
**£249,950**

**Dougan**

RESIDENTIAL

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## KEY FEATURES

- Stunning Semi-Detached Family Home Located Off The Upper Lisburn Road
- Finaghy Village Within Walking Distance
- Many Leading Schools Close At Hand
- Bay Fronted Living Room With Feature Wall Mounted Gas Fire
- Rear Dining Room With Doors To Rear Garden
- Modern Fully Fitted Solid Oak Kitchen
- Luxury Family Bathroom With Separate Shower Cubicle
- Three Generous First Floor Bedrooms
- Large Private And Secluded Rear Garden
- Driveway Parking To Front And Side For Several Cars
- Gas Fired Central Heating
- Double Glazed Throughout
- Highly Sought After South Belfast Address
- Planning Permission Has Been Granted For A Ground Floor Extension And An Attic Conversion To Create A Fourth Bedroom With Ensuite. Copies Of Plans Are Available On Request
- Early Viewing Highly Recommended



## SUMMARY

Very well presented semi-detached family home located in Upton Avenue, off the Upper Lisburn Road, South Belfast. The property boasts an excellent location with many leading primary, secondary and grammar schools close at hand. Main arterial routes are easily accessible and all the amenities of Finaghy village are within easy walking distance.

The property has been maintained to an excellent standard and comprises of a bay fronted living room with feature wall mounted gas fire, rear dining room with doors to the rear garden and a fully fitted solid oak kitchen with a range of integrated appliances on the ground floor. Three generous bedrooms and a luxury bathroom complete with a separate shower cubicle are to the first floor.

The property further benefits from a tarmac driveway to the front and side offering parking for several cars, and a large private and secluded rear garden laid in lawn with sitting area.

Planning permission has been granted for a ground floor living and dining room extension including kitchen renovation, downstairs bathroom and utility room plus an attic conversion to create a fourth bedroom with ensuite. Planning reference LA04/2018/2123/F. Copies of the plans are available on request.

Early viewing is advised to appreciate this fine home.



## ACCOMMODATION:

### Ground Floor

**ENTRANCE HALL:** pvc front door, with side windows, solid wooden floor, under stair cloakroom, original wood panelling, display shelving

**LIVING ROOM:** 13' 5" x 12' 5" (4.09m x 3.78m) Bay window, feature fire wall mounted gas fire, cornicing, picture rail

**DINING ROOM:** 13' 5" x 11' 9" (4.09m x 3.58m) Cornicing, picture rail, wooden floor, doors to rear garden

**KITCHEN:** 12' 3" x 7' 3" (3.73m x 2.21m) Range of high and low level solid oak units with chrome handles, formica work surfaces with matching upstand, sink unit with chrome mixer tap, integrated double oven and halogen hob with extractor fan over, space for fridge freezer, plumbed for washing machine, plumbed for dishwasher

### First Floor:

#### LANDING:

**BEDROOM (1):** 12' 4" x 12' 1" (3.76m x 3.68m) Bay window, picture rail, built in double mirror robes

**BEDROOM (2):** 11' 9" x 11' 3" (3.58m x 3.43m) Picture rail

**BEDROOM (3):** 8' 6" x 7' 4" (2.59m x 2.24m)

**BATHROOM:** Luxury white suite comprising of a fully tiled shower cubicle with drench shower, free standing bath with chrome taps, pedestal wash hand basin with chrome taps, low flush w.c, tiled floor, partly tiled walls, spot lighting

#### Outside

Tarmac driveway to front and side with brick paviour border offering parking for several cars.

Substantial rear garden in lawn with sitting area, timber fencing and garden shed.

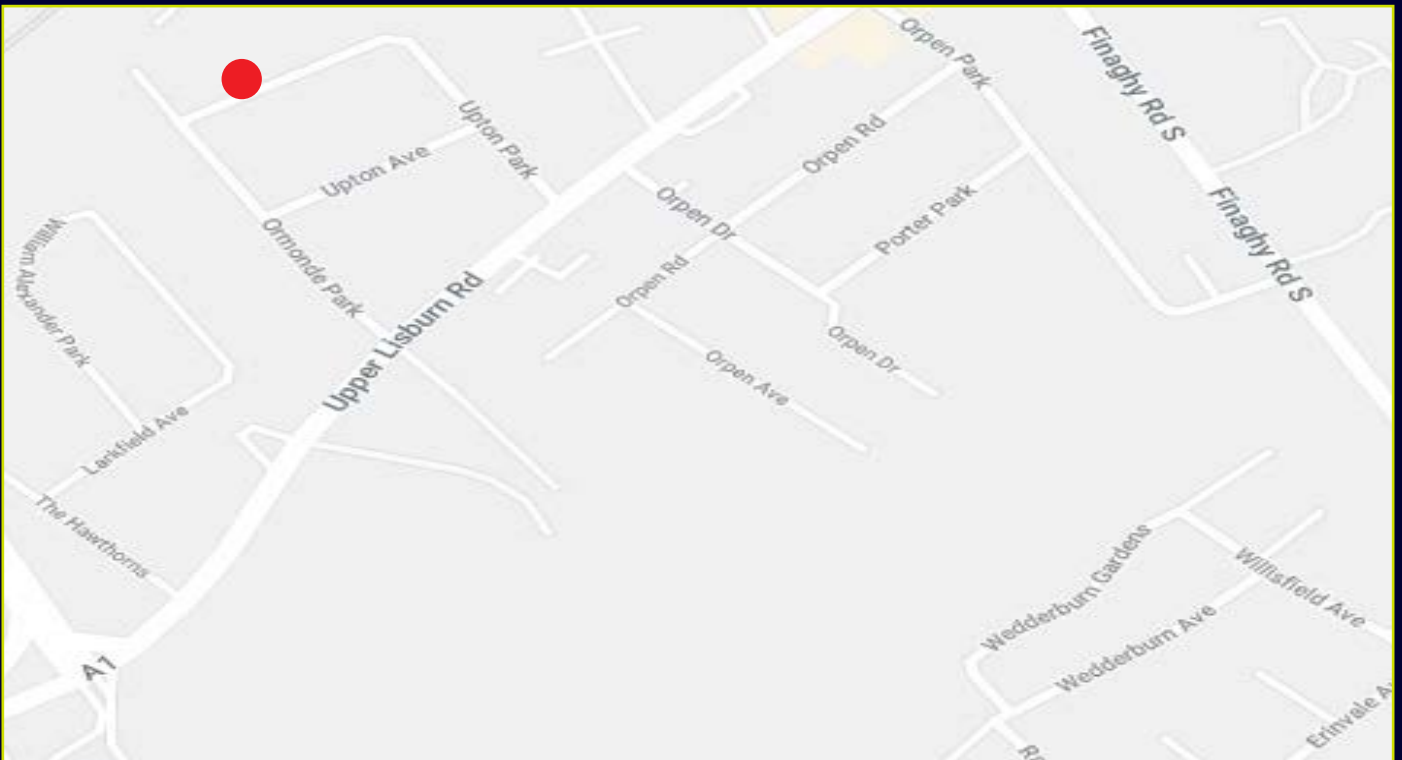




## FLOOR PLANS (NOT TO SCALE)

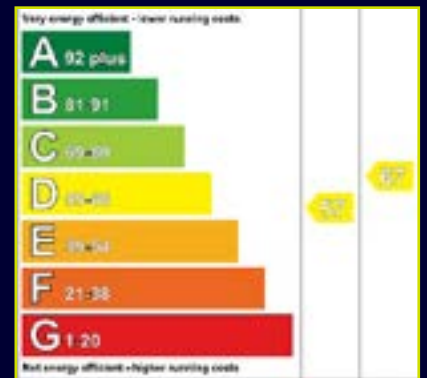


## LOCATION MAP



**LOCATION:** Travelling up the Upper Lisburn Road from Finaghy village turn right on to Ormonde Park. Upton Avenue is the first street on the right hand side

## EPC



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