



27 Priory Park, Belfast, BT10 0AE

Guide Price £350,000

Located just off the Upper Lisburn Road, this beautiful red brick semi - detached property is an ideal home for the growing family. With many period features in place, this home has been well maintained with bright and spacious accommodation comprising two front reception rooms, spacious kitchen / dining area, three excellent bedrooms and bathroom. Externally there is a private south facing garden to rear in lawn with patio area, front garden and driveway providing ample off street parking. Oil fired central heating and PVC double glazing are both in place. Located close to many leading schools, excellent transport links and the shops and restaurants of the Lisburn Road, viewing is recommended.

- Beautiful Red Brick Semi-Detached Home
- Two Front Reception Rooms & Conservatory To Rear Overlooking Garden
- First Floor Bathroom Suite
- Oil Fired Central Heating / PVC Double Glazing
- Close To Leading Schools, Lisburn Road & Within Easy Commuting Distance To Belfast City Centre
- Three Good Sized Bedrooms (Two With Built In Robes)
- Spacious Kitchen / Dining Room
- Spacious South Facing Rear Garden In Lawn With Paved Patio, Front Driveway
- Integrated Alarm System

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

Hardwood front door with stained glass.

RECEPTION HALL



Wood floor. Storage under stairs.

LOUNGE 13'9" x 11'1" (4.2 x 3.4)



Bay window. Fireplace.

LIVING ROOM 13'1" x 10'5" (4.0 x 3.2)



KITCHEN / DINING 15'5" x 10'9" (4.7 x 3.3)



Range of high and low level units, integrated double oven, electric hob, extractor fan, 1.5 single drainer stainless steel sink unit with mixer tap, integrated dishwasher, recessed spotlighting. Tiled floor, part tiled walls.



CONSERVATORY 14'9" x 9'6" (4.5 x 2.9)



ON THE FIRST FLOOR



Feature stained glass window.

BEDROOM ONE 11'1" x 10'9" (3.4 x 3.3)



BEDROOM TWO 11'1" x 11'1" (3.4 x 3.4)



Built in robes.

BEDROOM THREE 10'9" x 9'6" (3.3 x 2.9)



Built in robes.

BATHROOM



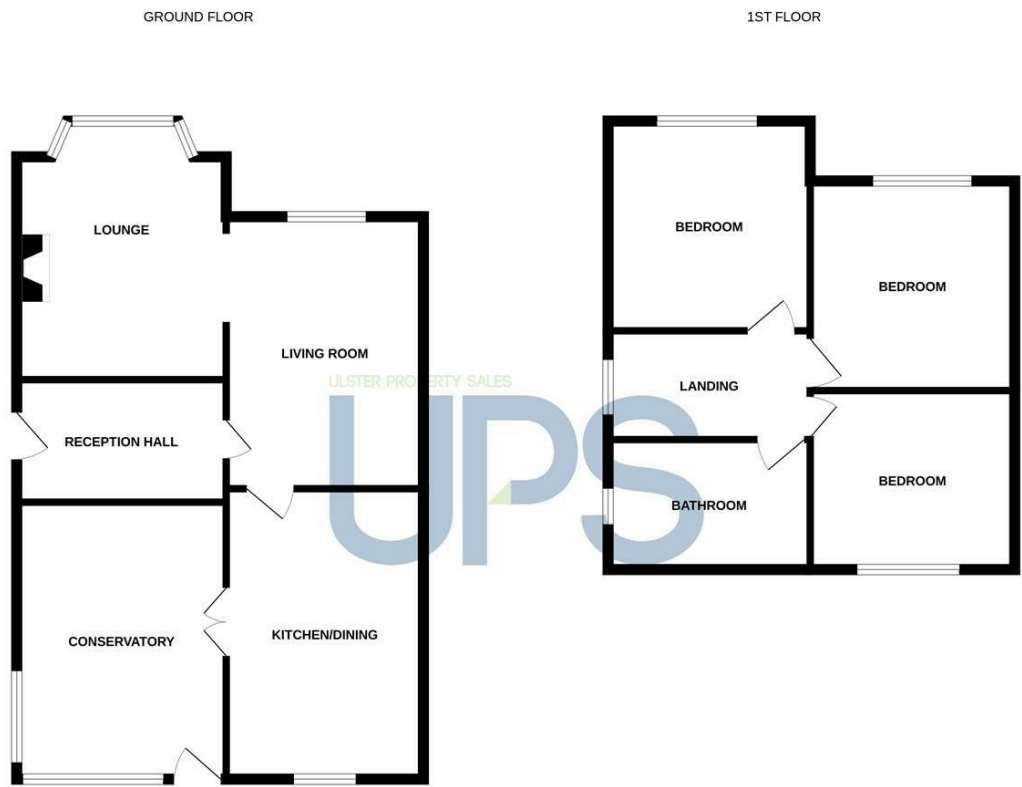
White suite comprising panel bath, wash hand basin with vanity unit below, low flush W.C. Tiled floor, part tiled walls.

OUTSIDE



Enclosed south facing rear garden in lawn, paved patio, tarmac driveway to front.

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 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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