



7 Porter Park, Belfast, BT10 0BU

Price Guide £285,000

Located just off the Upper Lisburn Road in a desirable residential area convenient to excellent schools, shops and public transport facilities, this well presented semi - detached home comprises well proportioned accommodation. On the ground floor there are two reception rooms and well equipped kitchen. The first floor comprises three good sized bedrooms and bathroom suite. Outside the property benefits from a south west facing rear garden in lawn with patio area, large driveway to front providing ample parking and detached garage. Located close to a range of local amenities, leading schools & excellent transport links, this home will appeal to range of prospective purchasers. Viewing is highly recommended.

- Well Presented Semi - Detached Home
- Two Reception Rooms
- Oil Fired Central Heating / Double Glazing
- Walking Distance To The Amenities Of Finaghy Village
- Three Good Sized Bedrooms
- Enclosed Rear Garden With South West Aspect
- Detached Garage / Front Driveway
- Close To Leading Primary & Secondary Schools

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32-40) A			
(41-45) B			
(46-50) C			
(51-55) D			
(56-60) E			
(61-65) F			
(66-70) G			
Not energy efficient - higher running costs			
Northern Ireland		48	67
EU Directive 2002/91/EC			

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

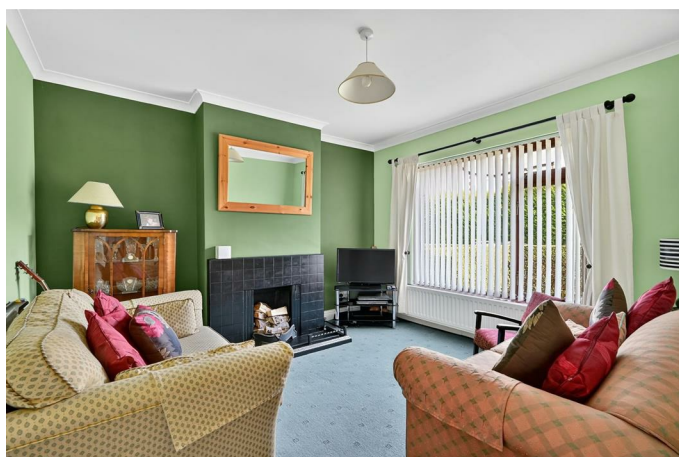
Tiled porch. Hardwood front door with glazed panels.

RECEPTION HALL



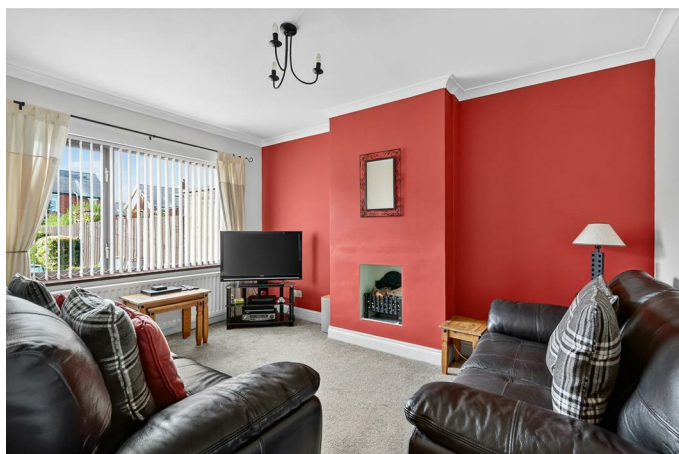
Laminate wood floor.

LIVING ROOM 11'9" x 10'9" (3.6 x 3.3)



Open fire.

DINING ROOM 13'1" x 9'10" (4.0 x 3.0)



KITCHEN 10'2" x 6'10" (3.1 x 2.1)



Range of high and low level units, wall mounted double oven, 4 ring hob, extractor fan, breakfast bar, single drainer steel sink unit with mixer tap, part tiled walls, tiled floor.

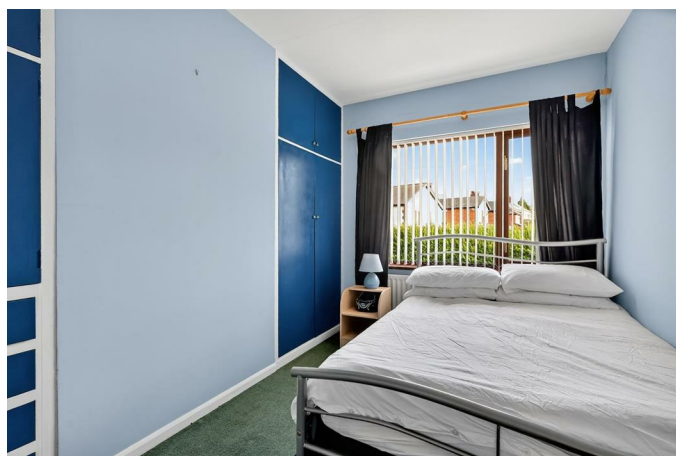
ON THE FIRST FLOOR

BEDROOM ONE 13'1" x 10'5" (4.0 x 3.2)



Range of built in robes.

BEDROOM TWO 11'9" x 8'6" (3.6 x 2.6)



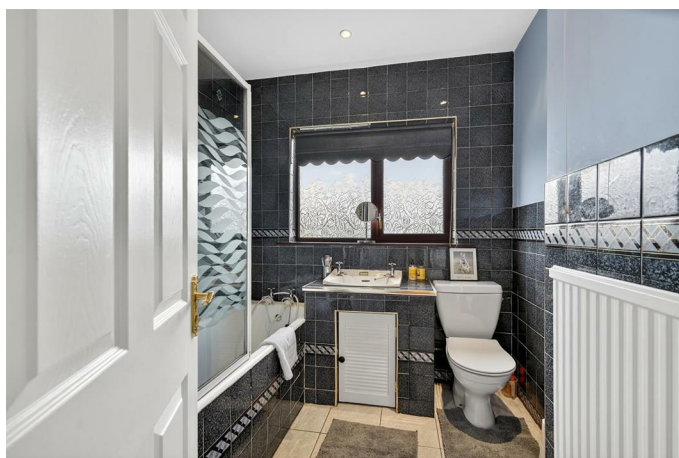
Built in robes & storage.

BEDROOM THREE 8'6" x 7'10" (2.6 x 2.4)



Built in storage.

BATHROOM



Comprising tiled bath with shower over, wash hand basin with storage below, low flush W.C, part tiled walls, tiled floor, recessed spotlighting.

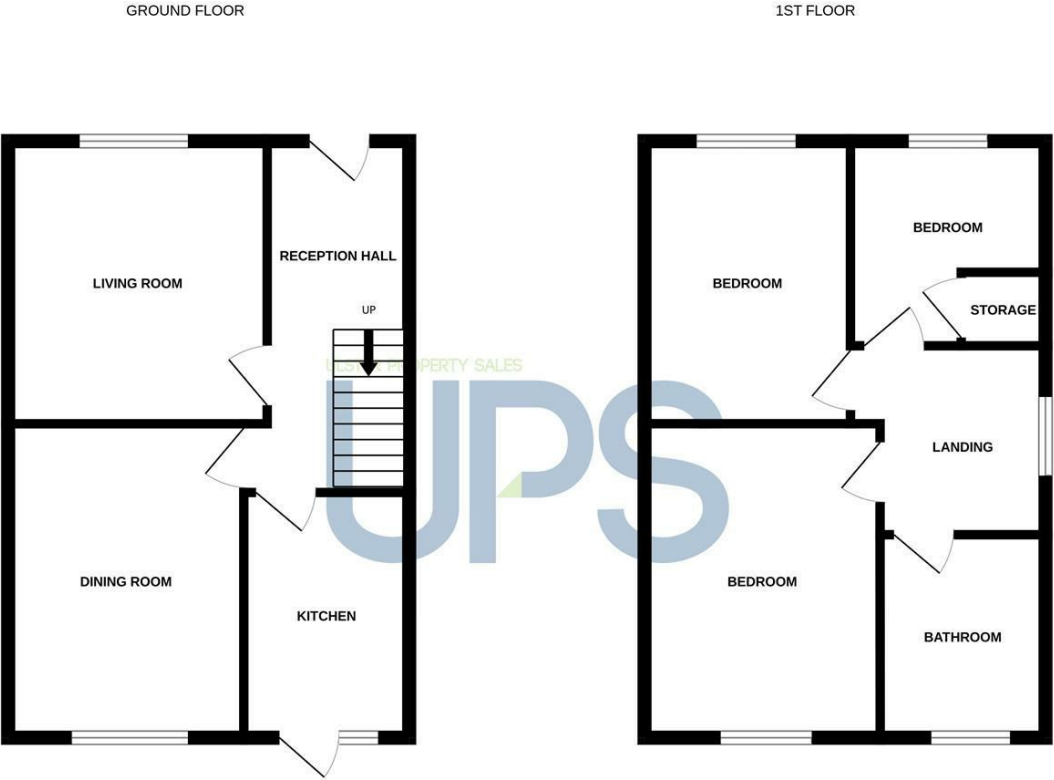
OUTSIDE



Enclosed south west facing garden in lawn with paved patio. Driveway to front. Detached garage.



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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