ULSTER PROPERTY SALES
UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE

77 Upper Lisburn Road, Belfast, BT10 0GY

Price Guide £400,000

We welcome for sale this detached residence conveniently located on the Upper Lisburn Road in South Belfast. Currently utilised as a commercial unit, this property will appeal to a range of prospective purchasers and could be suited to both business owners or home owners (subject to necessary permissions) The internal accommodation is spacious throughout and currently comprises on the ground floor three reception rooms, storage room and kitchen with casual dining space. On the first floor there are five rooms, storage room & two W.C's. Gas fired central heating and PVC double glazing are both in place. Outside, there is a substantial rear currently providing ample parking and turning space accessed via an electric shutter gate. Within walking distance to many amenities including shops, cafés & restaurants and also within easy commuting distance to Belfast City Centre, viewing is highly recommended.

- Detached Residence Located On The Upper Lisburn Road In South Belfast
- Three Reception Rooms & Storage Room
- Five First Floor Rooms
- Spacious Rear With Excellent Parking / Turning Space
- Currently Used As Commercial Premises But Could Suit Residential Owners Subject To Planning Permission

- Substantial Accommodation
- Kitchen / Dining
- Two W.C's & Storage Room
- Gas Fired Central Heating / PVC Double Glazing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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
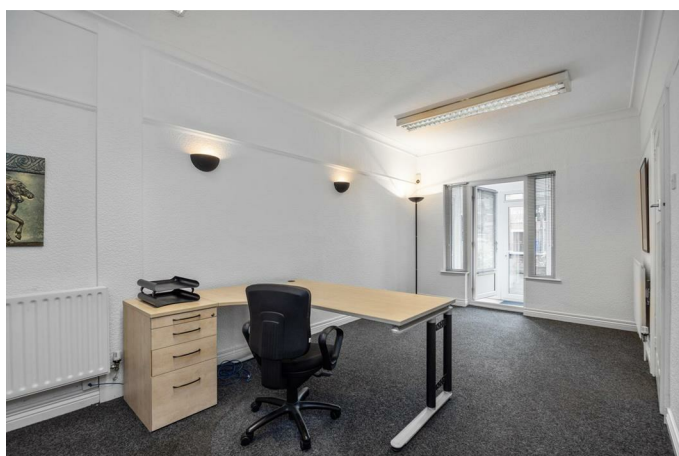
ENTRANCE HALL
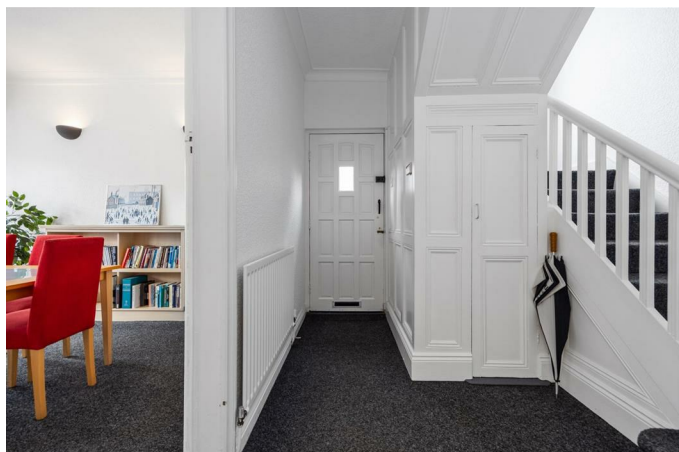
Hardwood front door. Storage off.

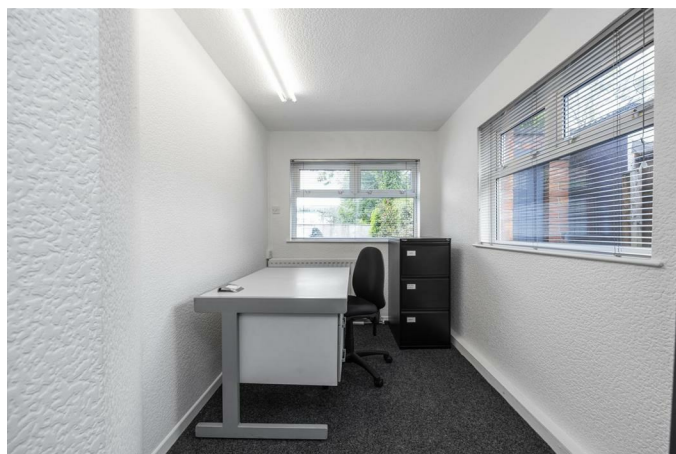## RECEPTION ONE 14 x 10 (4.27m x 3.05m)

Bay window.

RECEPTION TWO 20'1 x 9'9 (6.12m x 2.97m)

Double doors to reception three.

RECEPTION THREE 10'9 x 6'6 (3.28m x 1.98m)
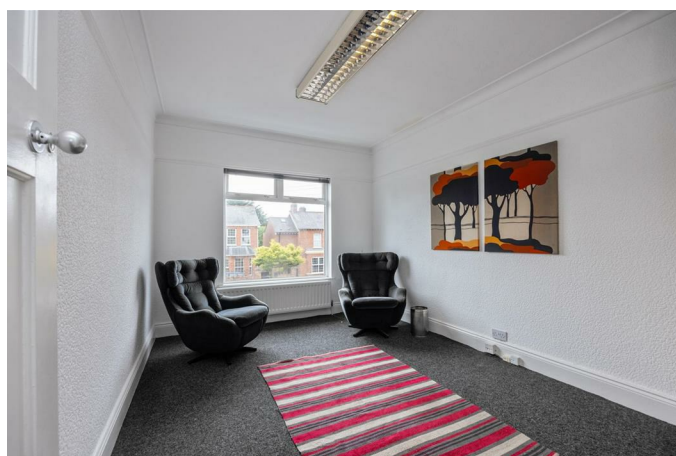

STORAGE ROOM 9'8 x 5'7 (2.95m x 1.70m)

KITCHEN 15'3 x 10'5 (4.65m x 3.18m)

Range of high and low level units, plumbed for dishwasher, sink unit, part tiled walls.

ON THE FIRST FLOOR

ROOM ONE 13'3 x 9'9 (4.04m x 2.97m)

ROOM TWO 10'0 x 9'7 (3.05m x 2.92m)

ROOM THREE 10'3 x 9'9 (3.12m x 2.97m)

ROOM FOUR 10'7 x 9'9 (3.23m x 2.97m)

ROOM FIVE 9'8 x 7'6 (2.95m x 2.29m)

STORAGE ROOM 6'7 x 2'9 (2.01m x 0.84m)

W.C
Low flush W.C, wash hand basin.

W.C
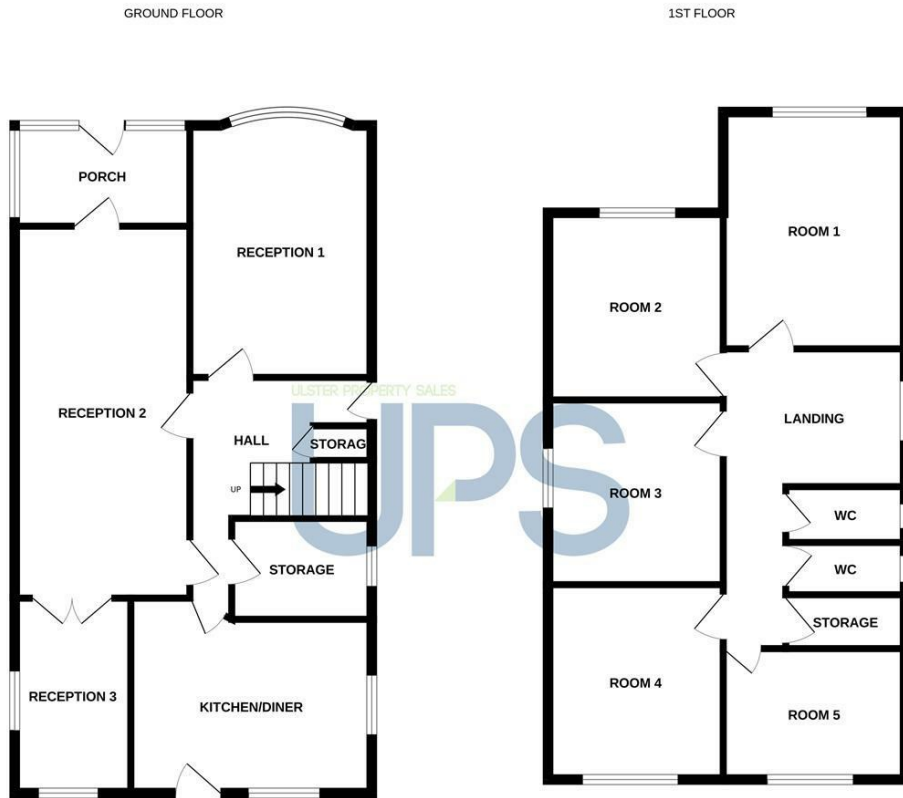Low flush W.C, wash hand basin.

OUTSIDE

Excellent rear currently used as car parking with ample turning space. Accessed via electric shutter.

Floor Plan

PORCH

RECEPTION 1

RECEPTION 2

HALL

STORAG

UP

STORAGE

RECEPTION 3

KITCHEN/DINER

ROOM 1

ROOM 2

LANDING

ROOM 3

WC

WC

STORAGE

ROOM 4

ROOM 5

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.