

Outside

Enclosed front forecourt with driveway parking for 1-2 cars.

Enclosed, private rear garden laid in lawn with surrounding hedging and trees, patio area with access gate to side for bins. Outhouse with oil boiler and additional storage area, outside tap and light.

DETACHED GARAGE:

TEMPLETON
ROBINSON

TEMPLETON
ROBINSON



CASH OFFERS ONLY

11 Warren Gardens represents a good opportunity to acquire a well-proportioned semi-detached property in need of modernisation positioned on the cusp of Lisburn City Centre. The address offers ease of access for the city commuter to both Belfast and Lisburn City Centres with doorstep convenience to a range of local shops, schools and eateries.

In short, the property comprises of two front reception rooms, downstairs WC, kitchen diner with additional storage, three well-appointed bedrooms and a family bathroom. The property further benefits from double glazing, oil fired central heating, driveway with private off street parking and an enclosed private rear garden laid in lawns with additional outhouses providing excellent additional storage. With excellent refurbishment potential, generous living accommodation and low maintenance throughout, we are sure this property will be a popular choice amongst buyers. We recommend viewing at your earliest convenience.

Offers Over
£115,000

11 Warren Gardens,
LISBURN,
BT28 1EA

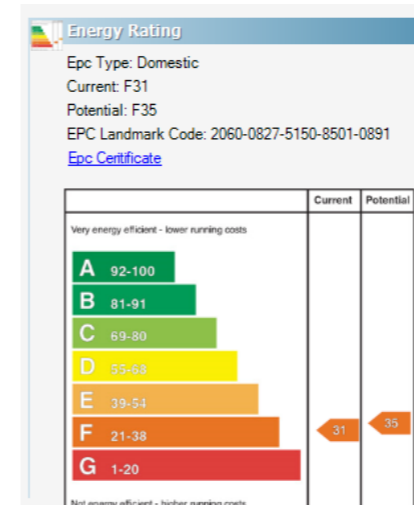
Viewing by
appointment with
& through agent
028 9266 1700

Lisburn - 028 92 66 1700
Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747

www.templetonrobinson.com



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11 Warren Gardens, LISBURN, BT28 1EA

Property Features

CASH OFFERS ONLY

Three Bedroom Semi-Detached Located on the Cusp of Lisburn City Centre

In Need of Modernisation Throughout and Priced to Allow for Such Works

Close to Local Leading Schools and Belfast International Airport

Excellent Transport Links to Belfast and Lisburn City Centres

Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and Hillsborough Village

Three Well Appointed Bedrooms

Two Front Reception Rooms

Kitchen Diner with Under Stairs Storage

Downstairs WC

Family Bathroom in Need of Updating

Driveway with Off Street Parking

Enclosed Rear Garden with Private Aspect

Detached Outbuilding and Shed to Rear

Oil Fired Central Heating and UPVC Double Glazing

No Onward Chain

Early Viewing Highly Recommended

Location:

Warren Gardens is located off the Longstone Road in Lisburn. Coming from the Longstone Road, number 11 is located on the left hand side.

Property Comprises

Ground Floor

uPVC double glazed front door with glass inset and side light to

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RECEPTION HALL: Vinyl flooring, access to electric meter.

LIVING ROOM: 12' 5" x 9' 9" (3.78m x 2.97m) Outlook to front, fireplace with tiled inset and surround.

LOUNGE: 13' 4" x 10' 0" (4.06m x 3.05m) (at widest points). Tiled fireplace and hearth.

REAR HALLWAY: Leading to . . .

DOWNSTAIRS W.C.: Low flush wc, wash hand basin with chrome taps and tiled splashback, frosted glass window.

KITCHEN/DINER: 12' 2" x 9' 5" (3.71m x 2.87m) (at widest points). Outlook to front, range of high and low level units, laminate worktops, stainless steel single drainer sink with chrome taps, understairs storage/pantry, uPVC double glazed access door to rear garden.

First Floor

LANDING: Frosted glass window, access hatch to roofspace.

BEDROOM (1): 12' 3" x 9' 5" (3.73m x 2.87m) (at widest points). Outlook to rear, additional storage.

BEDROOM (2): 10' 0" x 9' 0" (3.05m x 2.74m) (at widest points). Outlook to front.

BEDROOM (3): 10' 2" x 8' 0" (3.1m x 2.44m) (at widest points). Outlook to front.

BATHROOM: Coloured suite comprising low flush wc, wash hand basin, panelled bath with chrome taps, part tiled walls.

