



I GREEN PARK LANE, BELSIZE ROAD, LISBURN, BT27 4EL

- A Most Impressive And Deceptively Spacious Detached Property Occupying A Spacious Setting Within This Highly Desirable Residential Location Convenient To Lisburn And South Belfast
- Superb Family Accommodation Extending To **Approximately 2082 Square Feet** To Include Garage
- Lounge With Recessed Gas Fire And Bay Window / Separate Dining Room
- Family Room/Dining Area With Trifold Doors To Private Rear Garden
- Luxury Fitted Kitchen/Dinette With Range Of Integrated Appliances And Island Unit / Granite Worktops
- Four Well Proportioned Bedrooms (Two With Range Of Built In Units And One With Shower Room En Suite)
- Luxury Bathroom With Bath And Shower Cubicle
- Spacious And Private Gardens To Side And Rear / Brickset Parking And Turning Area To Front

PRICE: OFFERS IN THE REGION OF £365,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B82

REF:DL210325HG

- Integral Garage With Utility Area
- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- Excellent B82 Energy Efficiency Rating
- PVC Fascias And Soffits
- An excellent family home situated in a prime residential location ideal for easy commuting to work and many leading schools for all ages, we strongly recommend early viewing.



ACCOMMODATION

Measurements are approximate.

OPEN ENTRANCE PORCH

ENTRANCE HALL: Composite entrance door. Ceramic tiled floor.

CLOAKROOM: Low flush suite. Close couple low flush wc. Wash hand basin. Ceramic tiled floor.

LOUNGE: 4.71m (15'5") x 3.61m (11'10")
Measurement taken into bay window. Recessed gas fire.

DINING ROOM: 3.51m (11'6") x 3.40m (11'2")

FAMILY ROOM/DINING AREA: 5.67m (18'7") x 3.60m (11'10")
Trifold double glazed patio doors leading to patio and private rear garden. Ceramic tiled floor. Open plan to Kitchen.

LUXURY FITTED KITCHEN/DINETTE:
3.60m (11'10") x 3.50m (11'6")

Range of high and low level units and island unit with granite worktops and upstands. Blanco stainless steel sink unit. Mono style mixer tap and Quooker boiling water tap. Neff integrated fan assist oven, microwave combi oven and warming drawer. 5 ring gas hob with extractor hood in stainless steel canopy. Integrated fridge/freezer. Under unit lighting. Ceramic tiled floor. Recessed spotlights. Access to integral garage.



FIRST FLOOR

BEDROOM (1) & (5) COMBINED: 5.67m (18'7") x 3.96m (13'0")

Measurement taken to widest points and to include range of built in units. Oak laminated timber floor.



SHOWER ROOM EN SUITE: Shower cubicle with thermostatic shower. Wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor. Recessed spotlights.



BEDROOM (2): 8.04m (26'5") x 3.50m (11'6")

Measurement taken into dormer window and to include extensive range of built in units by Starplan. 2 large roof windows.

BEDROOM (3): 4.09m (13'5") x 3.30m (10'10")

BEDROOM (4): 2.98m (9'9") x 2.29m (7'6")

LUXURY BATHROOM: White suite. Panelled bath with mixer tap and shower attachment. Shower cubicle with thermostatic shower. Vanity unit with wash hand basin. Mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Recessed spotlights. Part tiled walls with feature border tiling. Tiled floor. Separate hotpress.



ROOFSPACE: Wooden folding ladder to roofspace storage.

OUTSIDE: Spacious parking and turning area laid in bricksets. Enclosed and private gardens to side and rear. Laid in lawns. Outside tap and light. External power points.

INTEGRAL GARAGE: 5.58m (18'4") x 3.50m (11'6")

Roller shutter door. Vaillant gas fired boiler. Large built in storage cupboard. Utility area with built in units. Single drainer stainless steel sink unit. Plumbed for washing machine.



DIRECTIONS: From Belsize Road turn into Green Park Lane, number 1 is on the left.

TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

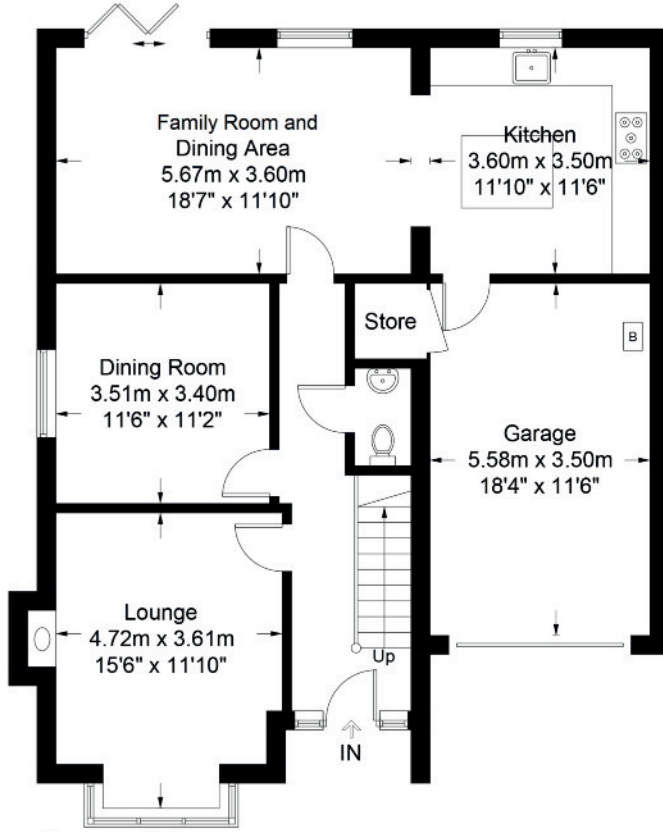
RATES PAYABLE: For period April 2024 to March 2025 £1957.50

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

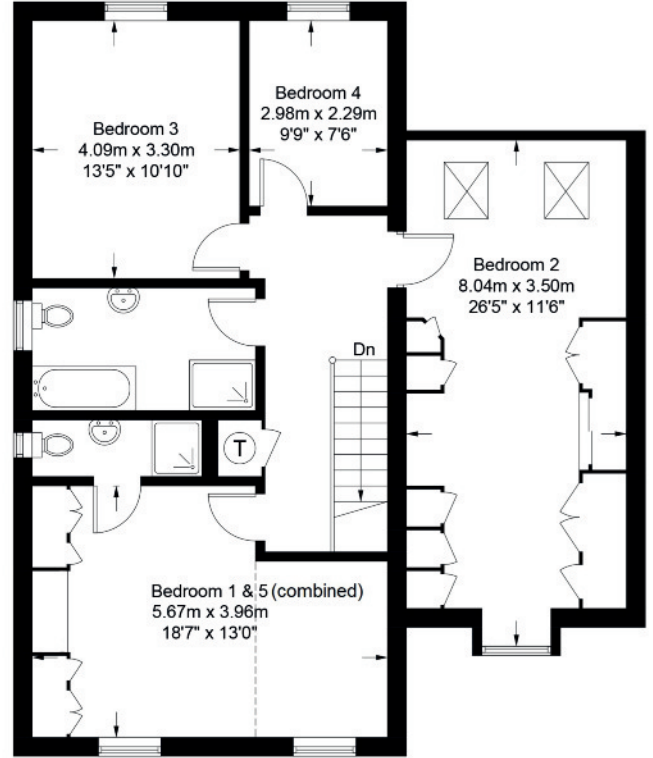


1 Green Park Lane, Lisburn

Approximate Gross Internal Area = 193.5 sq m / 2082 sq ft
(Including Garage)



Ground Floor
1077 sq ft / 100.1 sq m



First Floor
1005 sq ft / 93.4 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2024 (ID1136729)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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