



22 WOODLAND GARDENS, LISBURN, BT27 4PL



- A Detached Bungalow Occupying A Spacious Setting Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Hall With PVC Composite Double Glazed Entrance Door
- Lounge With Brick Built And Granite Fireplace
- Kitchen/Dining Area With PVC Composite Double Glazed Door To Rear Patio Area And Garden
- Two Bedrooms
- Tiled Shower Room With Thermostatic Shower
- Large Front Garden Laid In Lawn With Tarmac Driveway

PRICE: OFFERS IN THE REGION OF £194,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F33

REF: DL130525SR

- Spacious And Enclosed Rear Garden Laid In Lawn With Patio Area
- Large Detached Garage With Remote Control Electric Roller Shutter Door
- Oil Fired Central Heating System
- PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC composite double glazed entrance door.

LOUNGE:

13' 11" x 10' 10" (4.23m x 3.31m)

Brick built and granite fireplace with open fire.

KITCHEN/DINING AREA:

15' 10" x 9' 5" (4.82m x 2.88m)

Range of high and low level units. Woodgrain effect round edge work surfaces. Space for oven and hob. Concealed extractor unit. Single drainer Franke stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Recessed spotlights PVC composite double glazed door to rear patio area and garden.



BEDROOM (1):
13' 11" x 10' 10" (4.25m x 3.31m)



BEDROOM (2):
9' 11" x 9' 5" (3.03m x 2.88m)



TILED SHOWER ROOM:

Quadrant shower cubicle with PVC panelled walls and thermostatic shower. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Spotlights. Tiled walls. Tiled floor.



OUTSIDE

Large front garden laid in lawn. Tarmac driveway with gated entrance. Spacious and enclosed rear garden laid in lawn with patio area. Tarmac area. Garden shed. Outside tap and light. Boiler house with oil fired boiler. PVC oil storage tank.

LARGE DETACHED GARAGE:

23' 7" x 14' 6" (7.19m x 4.41m)

Remote control electric roller shutter door. Range of built in units with workbench. Light and power. PVC panelled entrance door.



DIRECTIONS

From Moss Road turn onto Woodland Park. Turn left onto Woodland Gardens. Number 22 is on the left.

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



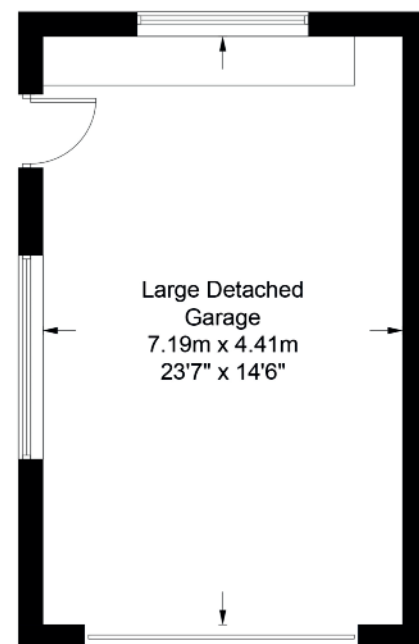
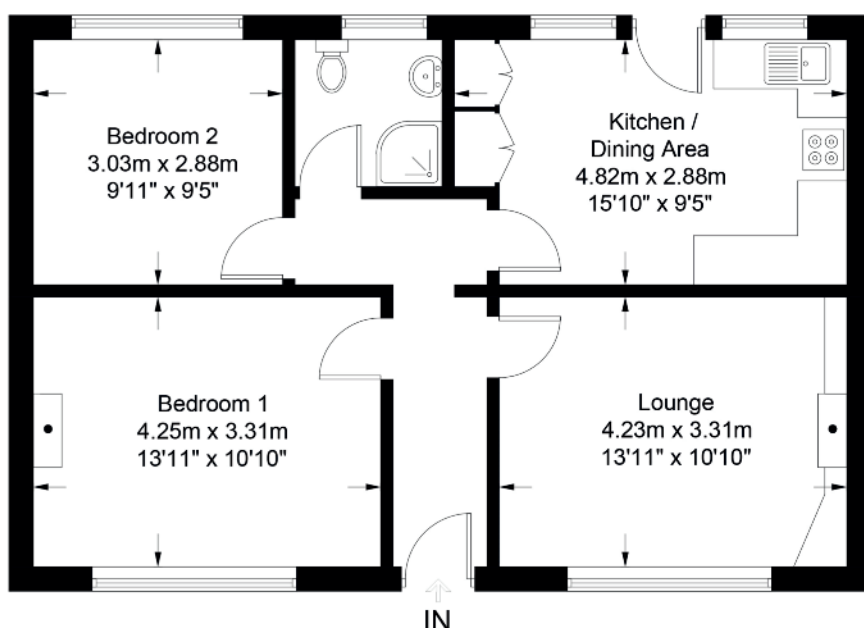
TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is approximately £7, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £1,000.50

22 Woodland Gardens



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1200128)

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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