



43 Lester Avenue, Lisburn

£329,950 Leasehold

A superb detached extended bungalow on the popular Lester Avenue within walking distance to schools, Wallace park and local shops.

Detached bungalow | 4 Bedrooms - master with dressing room and en suite shower | Kitchen/dining | Corner site | Garage | Oil fired central heating | PVC Double Glazing |

028 9266 3396

admin@falloonestateagents.com

FALLOON
Estate Agents

A superb detached extended bungalow on the popular Lester Avenue within walking distance to schools, Wallace park and local shops. Situated between the Belsize and Magheralave areas, the property has great transport links to surrounding towns and cities and is about 1.5 miles from Lisburn city centre.

The extended accommodation comprises entrance hall, lounge, family/dining room, extended kitchen with dining area, main bedroom with ensuite shower room and dressing room, a further 3 bedrooms and bathroom.

No 43 benefits from PVC double glazed windows, PVC fascia boards and oil fired central heating.

Enjoying a corner site at the junction of Lester Avenue and Dalboyne Gardens, the property has gardens to the front, side and rear, including a paved patio area. A tarmac driveway leads to a detached garage with pedestrian door access to the rear garden area.

Sure to appeal to a wide range of purchasers, including those in the retirement and family market, we would recommend early viewing.

Tenure: Leasehold

GROUND FLOOR :

Entrance hall

Glazed hardwood front door and side panels. Single panelled radiator. Laminated flooring. Cloaks cupboard.

Lounge

w: 5m x l: 4.26m (w: 16' 5" x l: 14')

Open fire with hardwood fireplace and slate hearth. Solid oak flooring. 2 single panelled radiators.

Lounge/dining

w: 5m x l: 3.93m (w: 16' 5" x l: 12' 11")

Double panelled radiator.

Kitchen/dining

w: 5.08m x l: 4.08m (w: 16' 8" x l: 13' 5")

Excellent range high and low units with oak finish. 5 ring gas hob and stainless steel extractor fan. Single electric oven, integrated dishwasher, inset stainless steel unit, mixer tap. Polished granite worktops and upstands. Floor tiling. Double panelled radiator.

Bedroom 1

w: 3.94m x l: 3.45m (w: 12' 11" x l: 11' 4")

Double panelled radiator.

En-suite

w: 2.4m x l: 1.66m (w: 7' 10" x l: 5' 5")

Large walk-in shower, chrome mixer tap. Semi pedestal wash hand basin, mixer tap. Low flush WC. Double panelled radiator. Wall and floor tiling.

Dressing room

w: 2.4m x l: 1.3m (w: 7' 10" x l: 4' 3")

Bedroom 2

w: 3.93m x l: 3.01m (w: 12' 11" x l: 9' 11")

Double panelled radiator. Built in wardrobe.

Bedroom 3

w: 3m x l: 3.15m (w: 9' 10" x l: 10' 4")

Range built in wardrobe with sliding doors. Single panelled radiator.

Bedroom 4

w: 3.16m x l: 2.93m (w: 10' 4" x l: 9' 7")



Single panelled radiator.

Bathroom

w: 2.6m x l: 2.1m (w: 8' 6" x l: 6' 11")

Panelled bath with mixer tap and fitted shower. Low flush WC. Corner shower cubicle. Pedestal hand wash basin. Hot press. Spotlights. Single panelled radiator. Part wall tiling.

Outside

Front, side and rear garden in lawns with mature shrub and flower beds. Paved patio area.

Garage

w: 5.45m x l: 2.75m (w: 17' 11" x l: 9')

Up and over door. Light and power. Oil fired boiler.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan concerned 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.