



# 10 CAUSEWAY MANOR, LISBURN, BT28 2FZ

- An End Terrace Property Occupying A Pleasant Cul De Sac Setting Within This Exclusive And Convenient Residential Location
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Solid Wood Floor
- Lounge With Granite Fireplace With Coal Effect Gas Fire
- Kitchen/Dining Area With Integrated Appliances
- Cloakroom With Low Flush Suite
- Three Bedrooms (One With Tiled Shower Room En Suite)
- Bathroom With White Suite Including Quadrant Shower Cubicle With Thermostatic Shower

**PRICE: OFFERS IN THE REGION OF £169,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C7I**

**REF: DL240524SR**

- Tarmac Driveway To Front With Paved Path To Entrance Door
- Enclosed Rear Patio Garden Laid In Pavior Brick With Raised Decking Area
- Gas Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows
- Excellent C7I Energy Rating For Lower Running Costs

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

PVC composite double glazed entrance door. Solid wood floor.

### LOUNGE:

**15' 4" x 14' 4" (4.68m x 4.36m)**

Measurements taken to widest points. Granite fireplace with coal effect gas fire. Solid wood floor.

### KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

**17' 7" x 12' 0" (5.37m x 3.67m)**

Range of high and low level units. Granite effect round edge work surfaces. Integrated Bosch oven. Integrated gas hob. Integrated fridge freezer. Integrated dishwasher. Concealed extractor unit. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. PVC double glazed double doors to rear patio garden. Built in storage cupboard with gas fired boiler. Recessed spotlights.

### CLOAKROOM:

Low flush suite. Wash hand basin with mixer tap and tiled splashback. Close couple low flush wc. Tiled floor. Recessed spotlights.



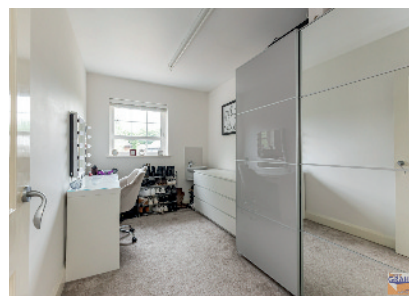
## FIRST FLOOR

**BEDROOM (1):**  
12' 0" x 10' 0" (3.67m x 3.05m)

**TILED SHOWER ROOM EN SUITE:**  
Quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Recessed spotlights.



**BEDROOM (2):**  
11' 0" x 10' 0" (3.36m x 3.05m)  
Measurements taken to widest points.



**BEDROOM (3):**  
12' 0" x 7' 4" (3.67m x 2.24m)  
Wash hand basin with mono style mixer tap and tiled splashback.

**BATHROOM:**  
White suite. Quadrant shower cubicle with thermostatic shower. Panelled bath with mixer tap. Pedestal wash hand basin (cracked) with mixer tap. Close couple low flush wc. Part tiled walls. Recessed spotlights. Storage cupboard.



## OUTSIDE

Tarmac driveway to front. Brick set area leading to side. Paved path to entrance door. Enclosed rear patio garden laid in pavior brick with raised decking area. Outside tap and light.

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

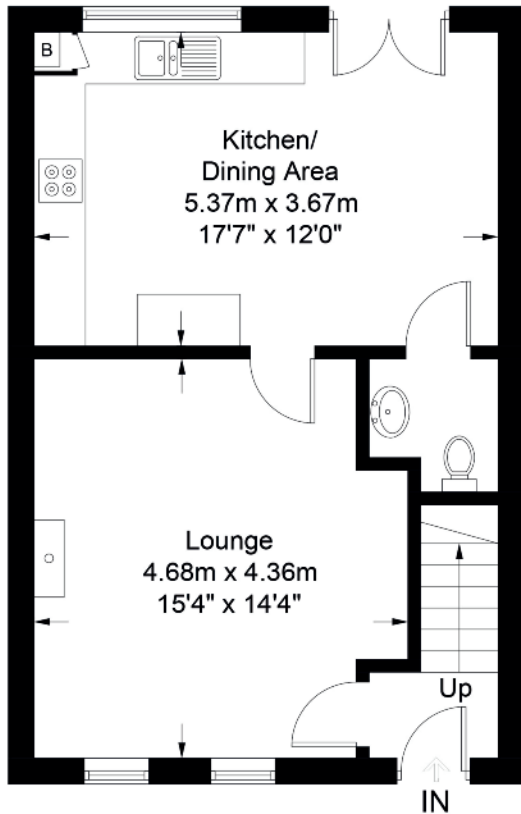
**RATES PAYABLE:**  
For period April 2024 to March 2025 £913.50

**DIRECTIONS**  
From Causeway End Road turn onto Causeway Lodge. Continue onto Causeway Manor. Number 10 is on the right.

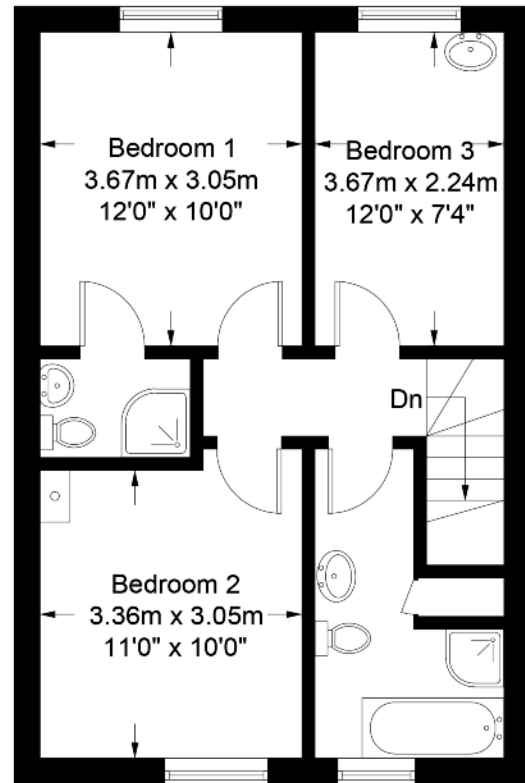
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



**10 Causeway Manor**

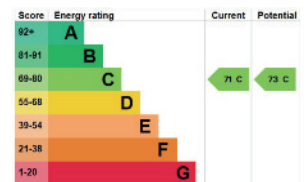


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1085006)



**VALUATION SERVICE**

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

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