



NICHOLAS
RESIDENTIAL



28 Linen Lane Dromore BT25 1TX Offers over £225,000

Welcome to 28 Linen Lane

An attractive and well-presented chain free semi-detached property built in 2017 located in a quiet residential area of Dromore. The property is walking distance to Dromore Town Centre providing a wide range of social and recreational amenities whilst Dromore Town Park is right on your doorstep accessed via a private gate for residents of the development. The A1 is easily accessed for your daily commutes.

Internally the property briefly comprises a welcoming entrance hall with WC under stairs, a spacious living area with multi fuel stove, a modern shaker style fitted kitchen with built in appliances & ample space for dining and a utility room plumbed for white goods. Upstairs comprises the master bedroom which benefits from generous double storage cupboard & an en-suite shower room, two further double bedrooms with built in slide robes and a separate family three piece bathroom suite. The property also benefits from uPVC double glazing, oil fired central heating high EPC rating & a floored attic.

Externally there is a generous driveway to the side leading to the enclosed rear garden area that has been beautifully landscaped which includes gardens laid in lawn, paved & decked patio areas and a garden shed with light & power.

The property is freehold with a small fee of £250 a year approx paid to the management company for the

- Beautiful chain free semi detached property built in 2017
- Welcoming entrance hall with downstairs WC
- Bright & spacious living room with multi fuel burner & views of Dromore Town Park
- Shaker style fitted kitchen with built in appliances & ample space for dining
- Separate utility room plumbed for white good with additional storage cupboard
- Master bedroom with generous double storage cupboard and en-suite shower room
- Two further double bedrooms with built in slide robes & separate family three piece bathroom suite
- Oil fired central heating, high EPC rating, uPVC double glazed & floored attic
- Driveway to the side & enclosed landscaped garden area to the rear
- Within walking distance to Dromore Town Centre & private access to the Town Park

Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.




Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: info@nicholasresidential.co.uk <https://www.nicholasresidential.co.uk>