

GERARD MCCLINTON  
ESTATE AGENT



3 Warren Park Drive, Lisburn, BT28 1HF

Offers over £139,950





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# 3 Warren Park Drive

Lisburn, BT28 1HF

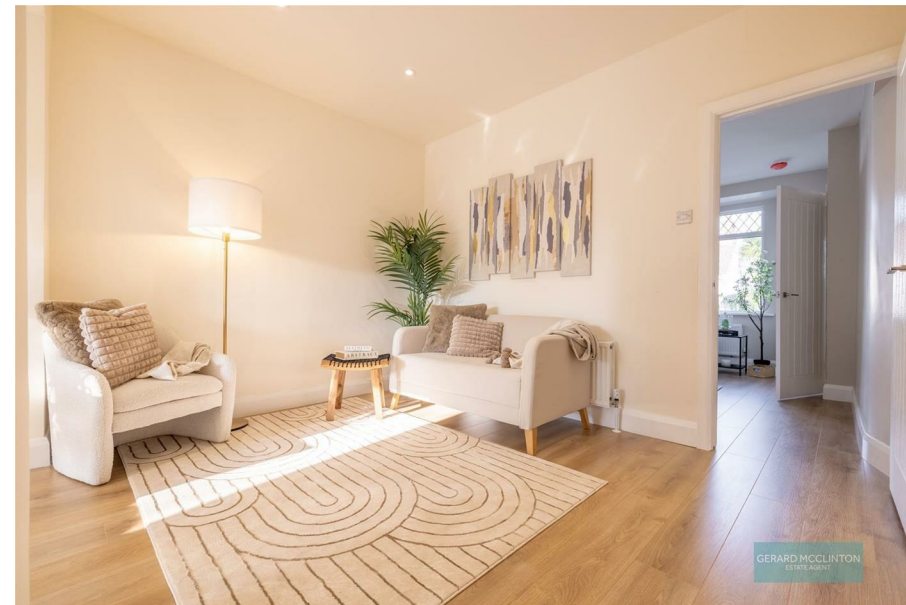
- EXTENDED & NEWLY RENOVATED 2 BED MID TERRACE HOUSE
- Beautiful Living Room with Feature Wall
- Open Plan Kitchen / Sitting / Dining Room with Double Doors To Rear Garden
- New Gas Central Heating System inc. Boiler, Plumbing & Radiators
- Fully Redecorated, New Flooring, New Internal Doors
- OPEN HOUSE VIEWING MONDAY 9th SEPT 5pm - 6.30pm
- Brand New Fitted Kitchen With Range of Appliances
- Separate Utility & New Ground Floor WC
- Newly Rewired
- Large Rear Paved Patio Garden with Double Gates for Off Street Parking

Welcome to 3 Warren Park Drive in Lisburn. This beautiful home has been extended and extensively renovated and is now sitting ready for its new owner to enjoy.

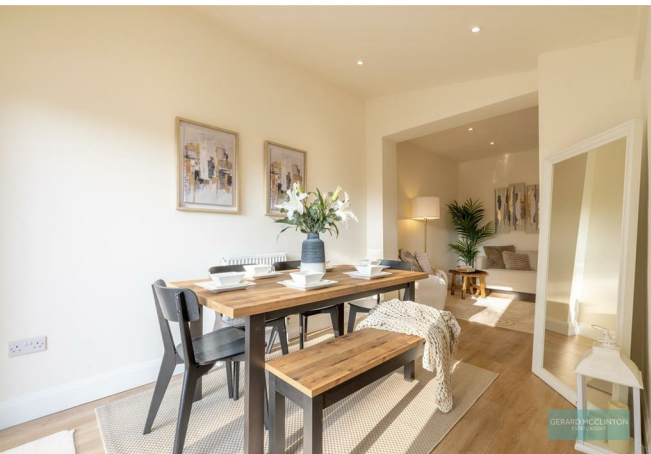
The property has works such as a brand new fitted kitchen with range of integrated appliances, brand new bathroom suite, a new downstairs wc and separate utility space, new gas heating system including plumbing and radiators, it has been fully rewired, re-leaded chimney, roof and gutters cleaned, new internal doors, new flooring and re-decoration throughout.

Inside, you'll find an inviting entrance hall that leads to a living room adorned with a stylish feature wall. At the back of the house, there's an extended kitchen that flows into a cozy seating and dining area, complete with a separate utility room and WC. This space definitely has the WOW factor! The kitchen is not only beautiful but also offers plenty of storage and integrated appliances, including a dishwasher. It opens up to an additional seating area and a dining space that can comfortably accommodate a family table. Double doors lead out to the rear paved garden, which also includes gated off-street parking.

This is a truly remarkable home, ready for you to move in and make it your own!



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## Entrance Hall

## Living Room

13'1" x 10'2" (4 x 3.1)

## Kitchen / Dining / Family Room

21'10" x 13'9" (awp) (6.67 x 4.2 (awp))

## Utility Room

4'11" x 3'9" (1.5 x 1.15)

## WC

5'4" x 2'7" (1.65 x 0.8)

## Bedroom 1

11'4" x 11'1" (3.46 x 3.4)

## Bedroom 2

9'0" x 6'8" (2.76 x 2.05)

## Bathroom

6'9" x 5'6" (2.08 x 1.68)

## Outside

36'1" x 14'5" (11 x 4.4)



Directions





## Floor Plans



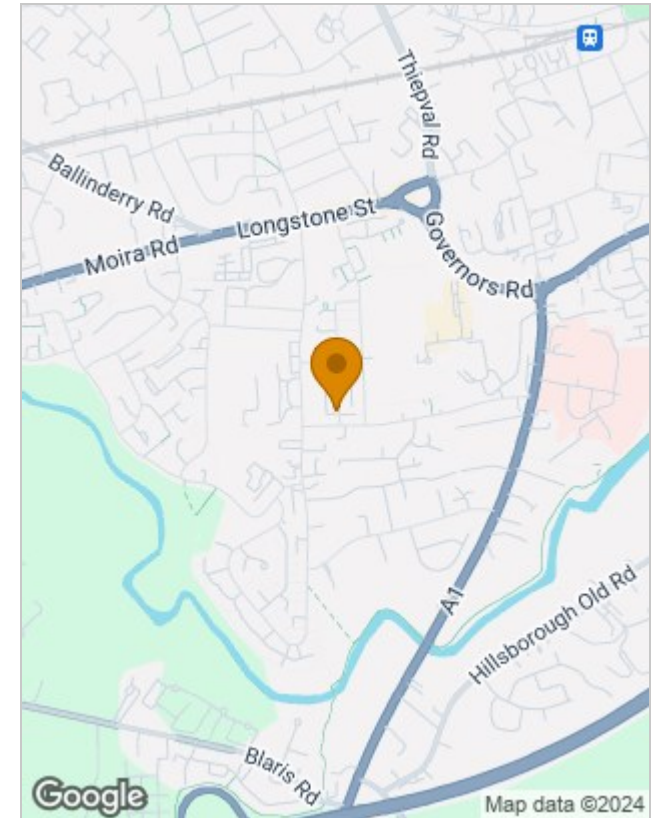
## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Tel: 02890 992 884 Email: [info@gerardmclinton.co.uk](mailto:info@gerardmclinton.co.uk) <https://www.gerardmclinton.co.uk>

## Location Map



## Energy Performance Graph

