



80 Woodland Park, Lisburn, BT28 1LD

Price Guide £150,000

We are pleased to present this spacious semi-detached property situated in a quiet residential location just off the Hillsborough Road in Lisburn. Well presented throughout, the excellent accommodation comprises dining room, living room, kitchen, W.C / cloakroom, three good size bedrooms & bathroom. Outside, the property benefits from a private and mature rear garden and front garden. Conveniently located close to a range of amenities with Lisburn City Centre and Sprucefield both within easy reach along with excellent primary and post primary schools, viewing is recommended.

- Well Presented Semi-Detached Home
- Three Excellent Bedrooms
- Ground Floor W.C
- First Floor Bathroom Suite
- Convenient Location Close To Lisburn City Centre Sprucefield Shopping Complex & The M1 Network
- Deceptively Spacious Accommodation
- Two Reception Rooms
- Fitted Kitchen
- Beautifully Maintained Gardens To Front & Rear
- An Ideal Home For The First Time Buyer Or Young Family

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(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	

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door.

RECEPTION HALL



Storage under stairs.

DINING ROOM 13'1" x 10'9" (4.0 x 3.3)



LIVING ROOM 13'9" x 10'5" (4.2 x 3.2)



KITCHEN 9'10" x 8'6" (3.0 x 2.6)



Range of high and low level units, plumbed for washing machine & dishwasher, integrated oven, 4 ring hob & extractor, single drainer stainless steel sink unit with mixer tap.

WC / CLOAKROOM



Part tiled walls, wash hand basin, low flush W.C.

ON THE FIRST FLOOR



Storage off landing. Access to roof space.

BEDROOM ONE 11'1" x 9'10" (3.4 x 3.0)



BEDROOM TWO 13'9" x 10'5" (4.2 x 3.2)



Storage cupboard.

BEDROOM THREE 10'5" x 8'6" (3.2 x 2.6)



BATHROOM



White suite comprising panel bath, low flush W.C, pedestal wash hand basin.

OUTSIDE

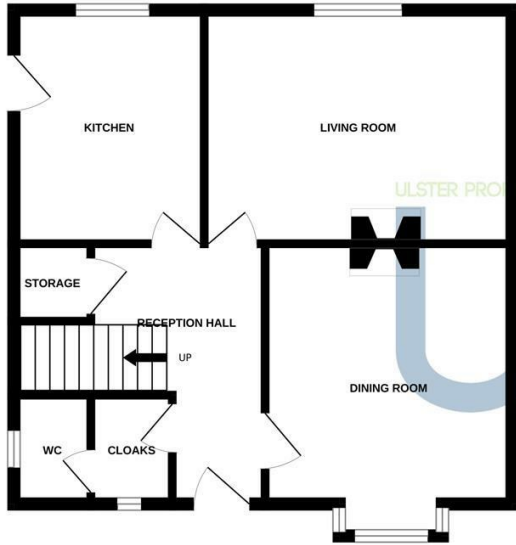


Private, enclosed garden to rear in lawn. Front garden in lawn. Storage.

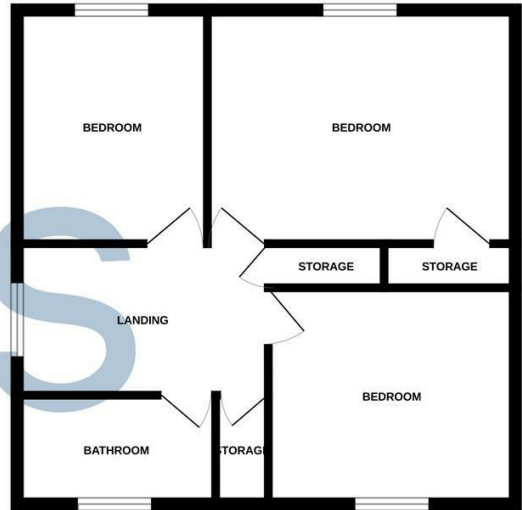


Floor Plan

GROUND FLOOR

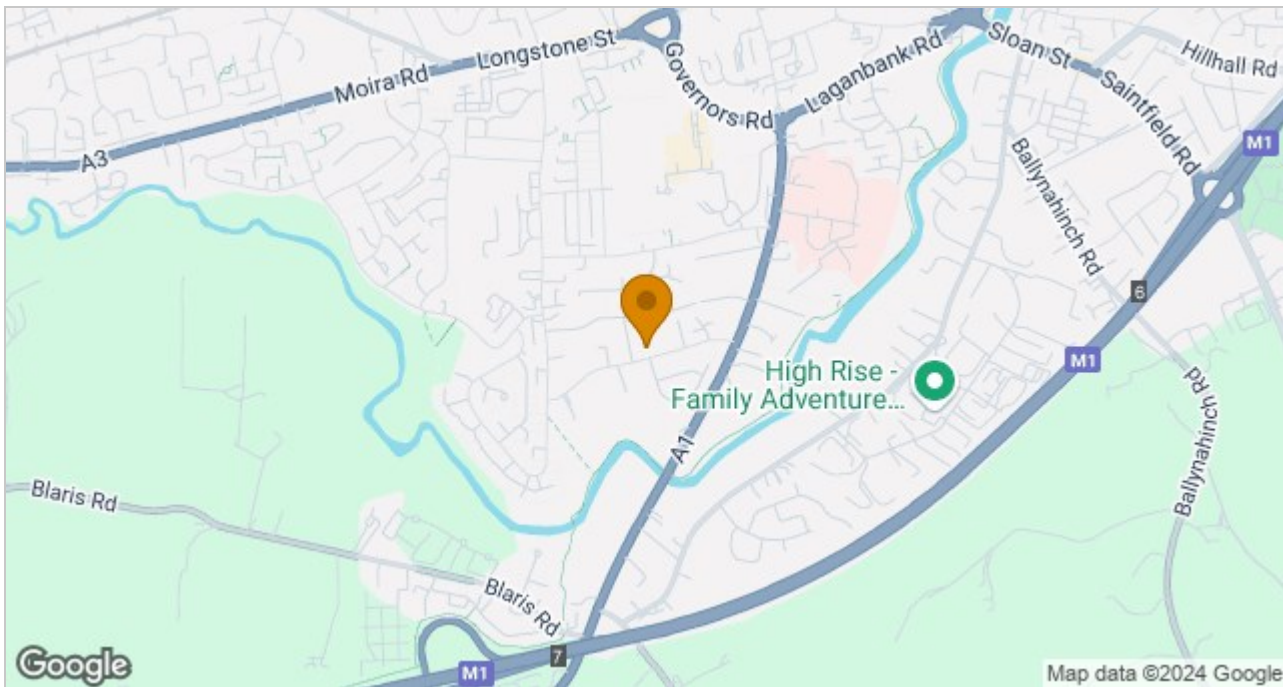


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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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Area Map



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.

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