



We are delighted to present this charming detached home in the heart of this sought after development.

Extremely well-presented by its current owners, this home is ready for any prospective purchaser to move straight into, boasting integrated appliances, a wood burning stove and light and bright accommodation throughout.

Recent sales in this development have been extremely popular and early viewing is recommended.

Offers Over
£159,950

48 Nicholson Green,
Donacloney,
BT66 7UY

Viewing by
appointment with
& through agent
028 9266 1700

- Located within this sought after residential development
- Three bedroom detached property
- Large lounge with wood burning stove
- Modern kitchen/diner with range of integrated appliances
- Ground floor wc
- Three well-proportioned bedrooms (principal with ensuite shower room)
- Modern family bathroom
- Solid wood internal doors
- uPVC double glazed windows and doors
- Oil fired central heating
- Driveway parking to front for two cars
- Enclosed rear garden with sheltered patio area
- Ideal for first time buyers or growing families
- Early viewing is highly recommended



The Property Comprises:

Ground Floor

ENTRANCE HALL: uPVC double glazed doors to front, under stairs storage.



LOUNGE: 15' 5" x 13' 6" (4.69m x 4.11m) Wood burning stove on slate hearth, timber mantle over.



KITCHEN/DINER: 16' 1" x 9' 8" (4.89m x 2.94m) Range of high and low level units, single drainer stainless steel sink unit with mixer taps. Hotpoint electric oven, four ring ceramic hob, Airforce stainless steel extractor hood over, glass splashback. Integrated fridge/freezer, integrated Indesit dishwasher, sliding uPVC door to rear. Spotlighting.



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First Floor

LANDING: Airing cupboard off, access to roofspace.

BEDROOM (1): 12' 0" x 9' 10" (3.66m x 3m)

ENSUITE SHOWER ROOM: Low flush wc, vanity sink unit, ceramic tile splashback, fully tiled shower cubicle with power shower, spotlights and extractor fan.



BEDROOM (2): 13' 9" x 6' 11" (4.18m x 2.10m) (at widest points).



BEDROOM (3): 11' 8" x 7' 9" (3.56m x 2.37m) (at widest points).



BATHROOM: 8' 3" x 5' 7" (2.51m x 1.71m) Low flush wc, vanity sink unit, panelled bath, fully tiled corner shower cubicle, spotlights and extractor fan.



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Outside

FRONT: Tarmac driveway with space for two cars. Flagged path to side and rear.

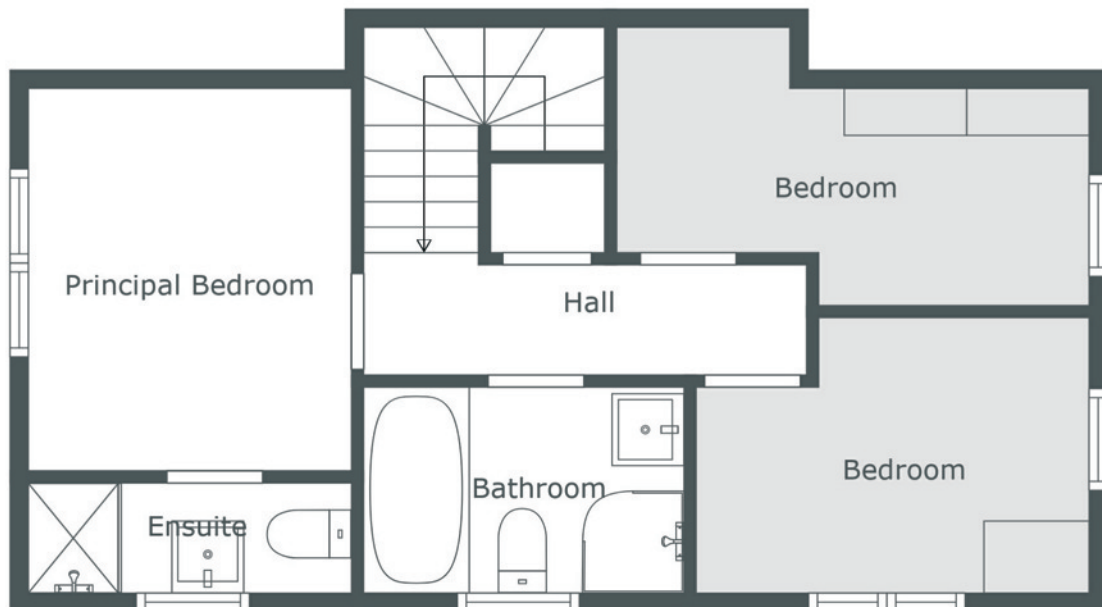
REAR: Warmflow boiler (oil condensing). Flagged patio and path to side, flat generous lawn, oil tank on concrete base, fully fenced and secure.



Management company

Annual management fee of £121 per annum.

Rates payable: For the period April 2023 to March 2024 - £1,111.59.



Floor 2



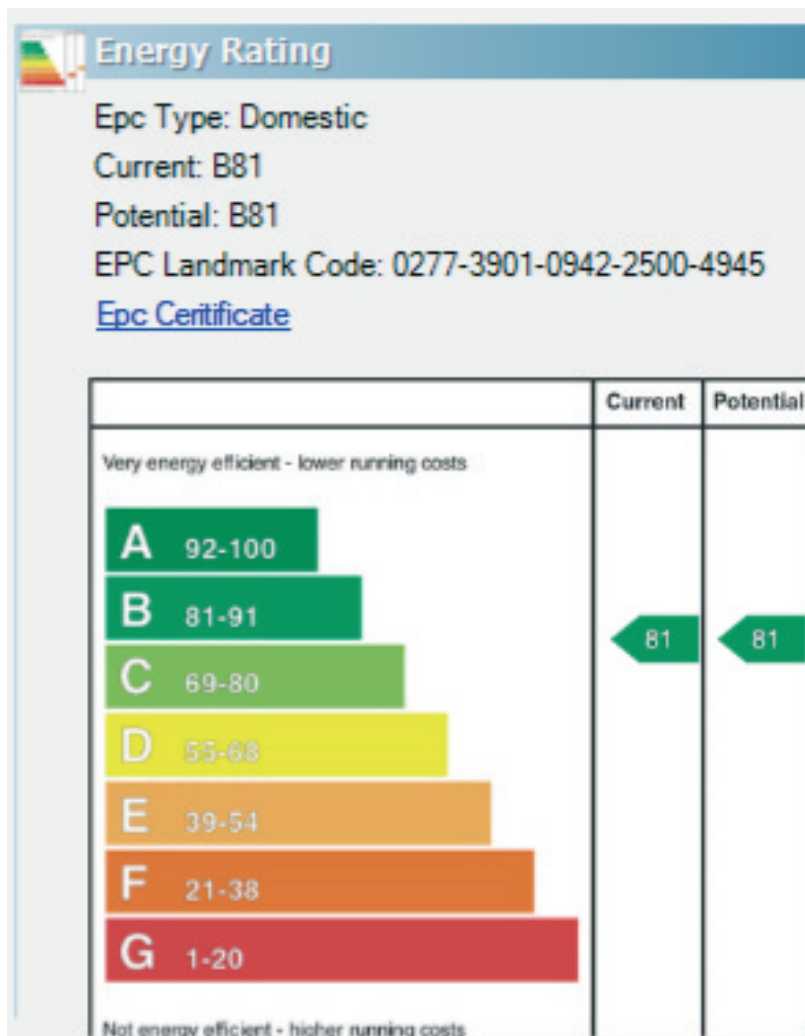
Floor 1

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Location:

When entering the Nicholson Green development from the Main Street of Donaghacloy, continue straight into the development. At the T-junction No. 48 is located to the right.



Lisburn - 028 92 66 1700
 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
www.templetonrobinson.com

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