

GERARD MCCLINTON  
ESTATE AGENT



22 Rosewood Glen, Lisburn, BT28 2FH

Offers in the region of £219,500



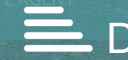
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# 22 Rosewood Glen

Lisburn, BT28 2FH

- Spacious Semi Detached House
- 3 Bedrooms - Master with En Suite Shower Room
- Open Plan Dining Kitchen with Range of Integrated Appliances
- Family Bathroom With Bath & Thermostatic Shower
- Gated Driveway to Detached Garage
- Popular Residential Development in Lisburn
- Generous Living Room with Double Doors to Dining Kitchen
- Sun Room Overlooking Rear Patio Garden
- Gas Central Heating & Double Glazing

Located in a popular residential development in Lisburn this spacious semi detached home is superbly presented and maintained by the current seller.

The accommodation comprises an inviting entrance hall with beautiful tiled flooring. The living room is to the front of the house and has quality laminate wooden flooring, an attractive fireplace with gas fire and double doors through to the dining kitchen. With the double doors open, the house has a lovely sense of space and a great flow through to the dining kitchen and into the sun room, yet if you want a bit of separation, you can.

The kitchen is modern with a range of integrated appliances, tiled flooring and has ample dining space. It opens up onto the sun room which has attractive feature brick lined walls and overlooks the rear garden.

On the first floor there is a bright landing with pull down ladder to roofspace, three bedrooms and the main bathroom. The master bedroom is generous with a range of fitted storage cupboards and robes plus an en suite shower room. Bedroom 2 also has built in storage. The bathroom has a bath with central mixer taps and thermostatic shower.

The property has Upvc double glazing and benefits from gas central heating. Outside, to the front is a pebble garden, gated driveway to side, paved garden to the rear and a detached garage with light, power and up and over door.

Tenure: Leasehold - ground rent approx £60 per annum

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## Entrance Hall

## Living Room

## Dining Kitchen

## Sun Room

## First Floor Landing

## Master Bedroom

## En Suite Shower Room

## Bedroom 2

## Bedroom 3

## Bathroom

## Outside

13'5" x 15'5" (4.11 x 4.7)

20'0" x 11'5" (6.1 x 3.5)

13'1" x 12'1" (4 x 3.7)

16'0" x 11'11" (4.9 x 3.65)

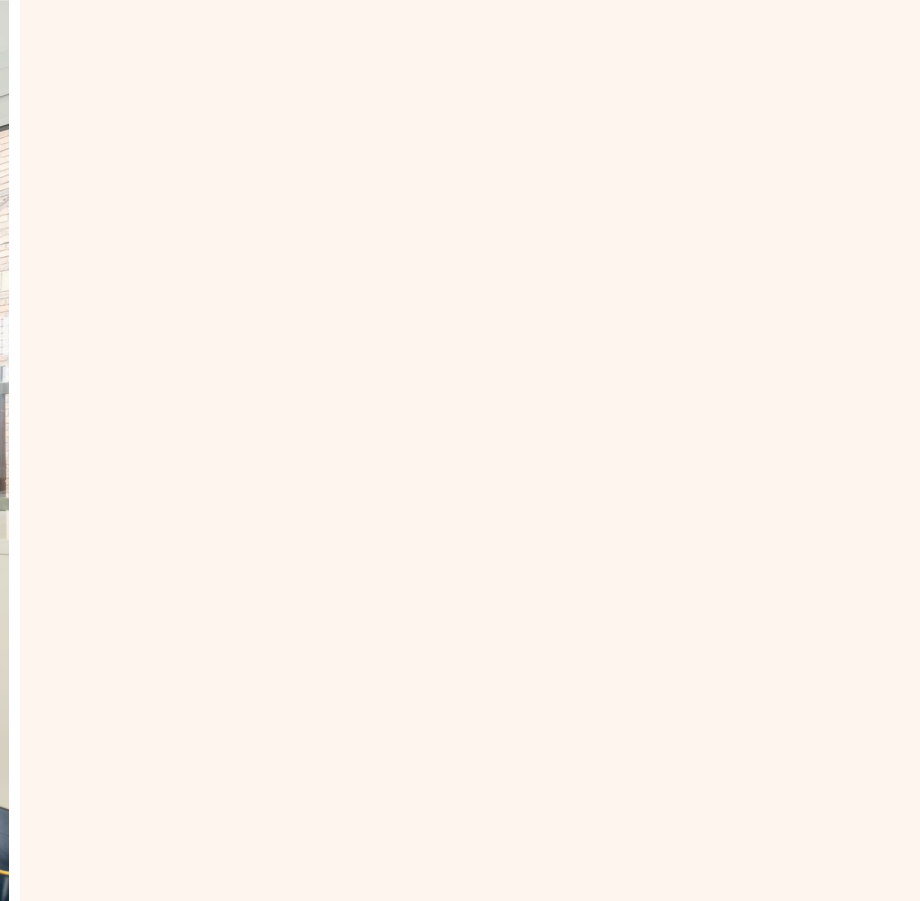
6'5" x 5'1" (1.96 x 1.56)

11'1" x 7'8" (3.4 x 2.35)

8'6" x 7'10" (2.6 x 2.4)

8'2" x 7'8" (2.5 x 2.34)





## Directions





## Floor Plans



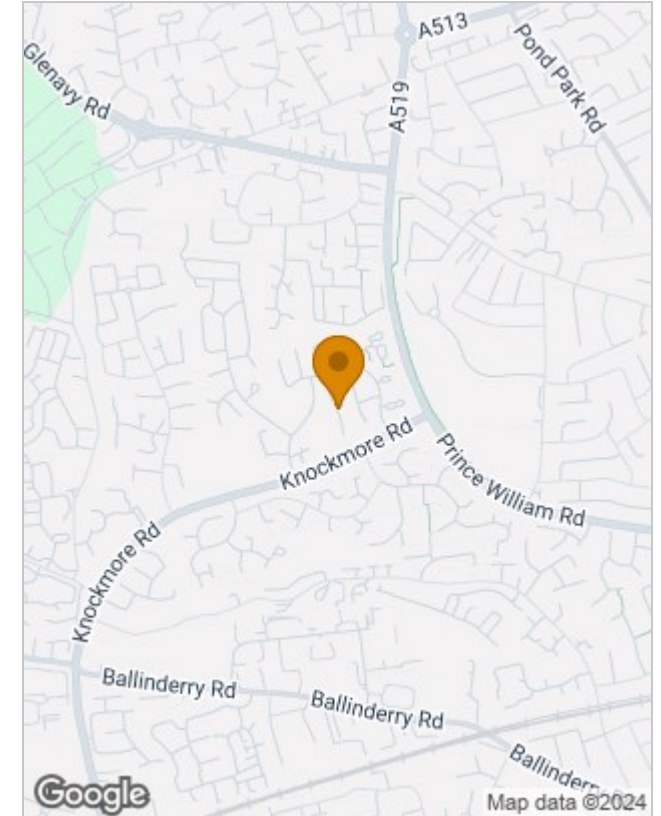
## Viewing

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@gerardmcclinton.co.uk](mailto:info@gerardmcclinton.co.uk) <https://www.gerardmcclinton.co.uk>

## Location Map



## Energy Performance Graph

