



45 ASHBOURNE PARK, LAMBEG, LISBURN, BT27 4NS

- A Well Presented Semi Detached Property Occupying A Pleasant Cul De Sac Setting Within This Popular Residential Location In Close Proximity To Local Schools For All Ages And Local Amenities Including Public Transport And Lambeg Train Halt Also Convenient For Both Belfast Airports
- Entrance Hall With PVC Double Glazed Entrance Door And Solid Wood Floor
- Spacious Lounge/Dining Area With Granite Fireplace And Tiled Hearth With Open Fire
- Kitchen With Integrated Appliances
- Three Bedrooms (One With Laminated Timber Floor)
- Bathroom With White Suite Including Chrome Finish Heated Towel Rail
- Part Floored Roofspace With Aluminium Sliding Ladder

PRICE: OFFERS IN THE REGION OF £179,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E48

REF: DL151124SR

- Front Garden Laid In Lawn With Tarmac Driveway
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- External Utility Store With Adjoining Store
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors



ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panel. Solid wood floor. Storage under stairs.



LOUNGE/DINING AREA:

24' 3" x 11' 3" (7.39m x 3.42m)

Measurements taken to widest points. Granite fireplace and tiled hearth with open fire. Solid wood floor. PVC double glazed sliding patio door to rear patio area and garden.



KITCHEN WITH INTEGRATED APPLIANCES:

9' 5" x 8' 6" (2.88m x 2.60m)

Range of high and low level units. Wood strip effect round edge work surfaces. Integrated Hotpoint oven. Integrated four ring gas hob. Integrated fridge freezer. Extractor unit in stainless steel and glass canopy. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Tiled floor. PVC double glazed door to rear patio area and garden.



FIRST FLOOR

BEDROOM (1):

14' 3" x 9' 10" (4.34m x 2.99m)

Measurements taken to widest points.



BEDROOM (2):

11' 2" x 9' 9" (3.40m x 2.96m)

BEDROOM (3):

8' 3" x 7' 6" (2.52m x 2.28m)

Measurements to include stair box.
Laminated timber floor.



BATHROOM:

White suite. Tile enclosed bath with mixer tap and shower attachment. Mira electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor. Separate hotpress on landing.



ROOFSPACE:

Aluminium sliding ladder. Part floored. Light.

OUTSIDE

Front garden laid in lawn with tarmac driveway. Enclosed rear garden laid in lawn with paved patio area. Bark set flowerbeds with mature trees and shrubbery. Outside tap and light. Boiler house with oil fired boiler. PVC oil storage tank.



EXTERNAL UTILITY STORE:

10' 0" x 5' 7" (3.04m x 1.70m)

Light and power. Plumbed for washing machine.

ADJOINING STORE:

6' 9" x 5' 7" (2.05m x 1.70m)

Light and power.

DIRECTIONS

From Moss Road turn into Ashbourne Park. Take the second left into the cul de sac. Number 45 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £35, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £870.00

45 Ashbourne Park

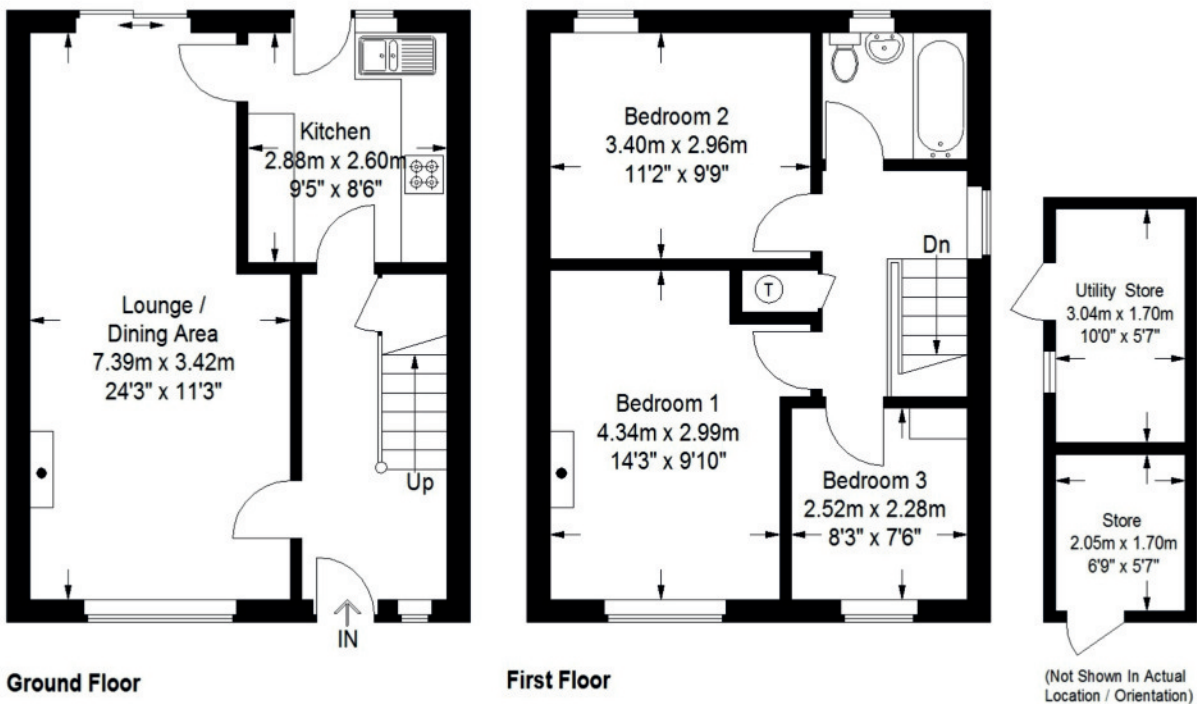
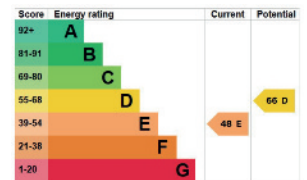


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1145841)



VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.