



72 Woodland Park, Lisburn, BT28 1LD

Price Guide £165,000

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 two receptions, kitchen, W.C / cloakroom, three good size bedrooms & bathroom. Outside, the property benefits from a private and mature rear garden, detached garage, front garden and driveway. 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
- Oil Fired Central Heating / Mahogany Timber Frame Double Glazing
- Downstairs W.C
- An Ideal Home For The First Time Buyer Or Young Family
- Two Reception Rooms
- Bathroom With Bath & Seperate Shower
- Detached Garage, Driveway
- Convenient Location Close To Lisburn City Centre Sprucefield Shopping Complex & The M1 Network

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

PVC front door.

RECEPTION HALL



Storage under stairs.

LOUNGE 10'5" x 10'2" (3.2 x 3.1)



LIVING ROOM 13'5" x 9'6" (4.1 x 2.9)



Laminate wood floor.

KITCHEN 9'2" x 7'10" (2.8 x 2.4)



High and low level units.

CLOAKROOM / W.C

Wash hand basin with storage below, low flush W.C.

ON THE FIRST FLOOR

BEDROOM ONE 13'1" x 9'6" (4.0 x 2.9)



BEDROOM TWO 10'2" x 9'6" (3.1 x 2.9)



BEDROOM THREE 9'6" x 7'10" (2.9 x 2.4)



BATHROOM



Bath, walk in shower, pedestal wash hand basin, low flush W.C.

OUTSIDE



Enclosed rear garden in lawn, front garden, detached garage, driveway.



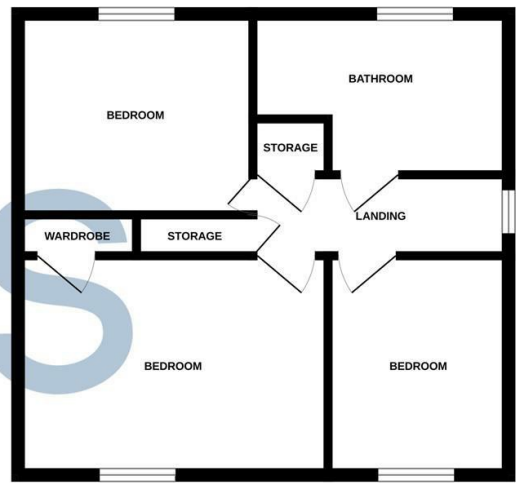
DETACHED GARAGE 19'0" x 9'10" (5.8 x 3.0)

Floor Plan

GROUND FLOOR

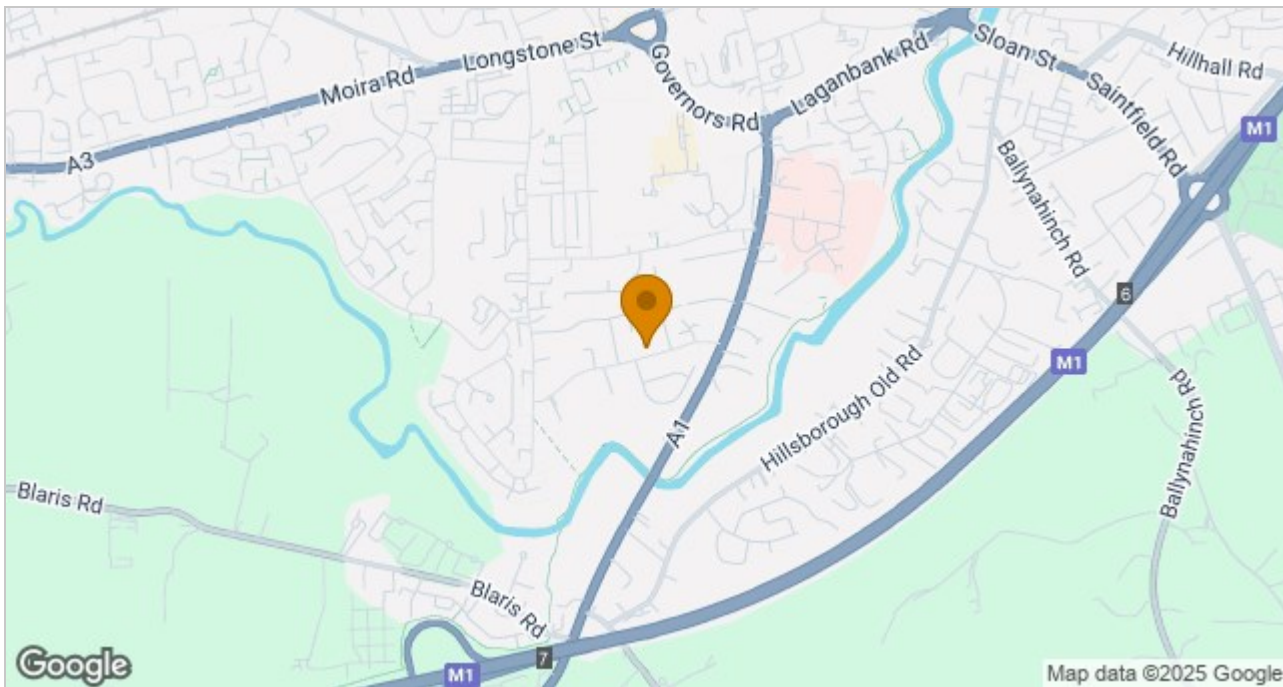


1ST FLOOR



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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