



## 4 GREENBURN PARK, LISBURN, BT27 4LR



A very unique opportunity to acquire a magnificent well maintained and presented semi detached chalet bungalow within this established residential location that continues to soar in demand. Boasting versatile accommodation consisting: Three good, bright, well appointed, double bedrooms and one generous reception rooms or alternatively two bedrooms and two reception rooms. Luxury fitted, recently installed, contemporary styled kitchen. White bathroom suite. Upvc double glazed windows / mahogany effect on the outside with white frames internally. Feature composite entrance door with 5 point locking system / Upvc double glazed back door. Feature Dormer Roof replaced. Feature floor coverings. Oil fired central heating system. Wiring upgraded. Detached garage with new roof covering and an electric door. Private mature landscaped rear gardens / driveway with ample car parking front and side. Good, fresh, presentation throughout. A fantastic location that is easily accessible to both Lisburn and Belfast, as well as arterial routes, schools, and transport links along with the motorway and railway station, to name a few. Well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	35

Northern Ireland EU Directive 2002/91/EC

OFFERS AROUND £199,950

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### Key Features

- Magnificent well maintained and presented semi detached chalet bungalow within this established residential location.
- Luxury recently installed, contemporary fitted kitchen.
- Upvc double glazed windows.
- Oil fired central heating system.
- Detached garage with feature electric door.
- Three good bright, well appointed double bedrooms and one generous reception room.
- White Sower suite.
- Feature floor coverings.
- Wiring upgraded.
- Good, fresh, presentation throughout.





## GROUND FLOOR

Feature composite entrance door to;

### ENTRANCE HALL

Wood strip floor.

### LOUNGE

14'7 x 12'4

Wooden effect strip floor, feature fireplace with inset and hearth.

### BEDROOM 3 / LIVING ROOM

10'5 x 9'5

Built-in robes, wooden effect strip floor.

### LUXURY FITTED KITCHEN / DINING AREA

12'2 x 9'9

Newly installed range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, 4 ring ceramic hob, under oven, overhead extractor hood, tiling, ceramic tiled floor, plumbed for washing machine.

### REAR PORCH

Upvc double glazed back door. Cloaks space.

### LUXURY SHOWER SUITE

Shower cubicle with electric shower unit, wash hand basin, low flush w.c, pvc wall coverings, chrome heated towel rail.

## FIRST FLOOR

### BEDROOM 1

12'8 x 12'5

Storage into eaves.

### BEDROOM 2

13'6 x 8'6

Storage into eaves.

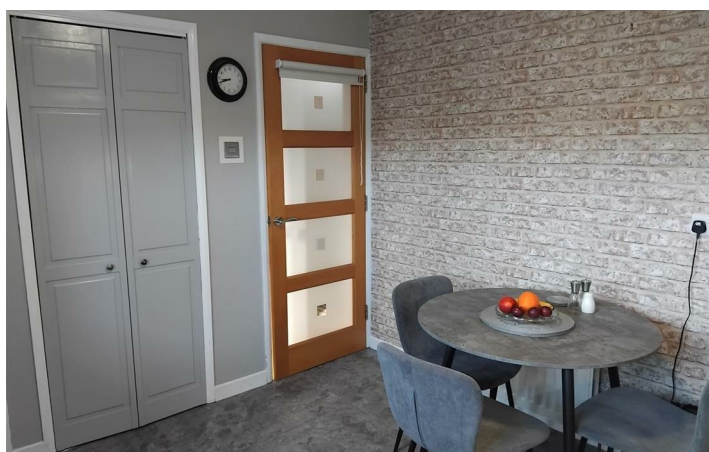
### OUTSIDE

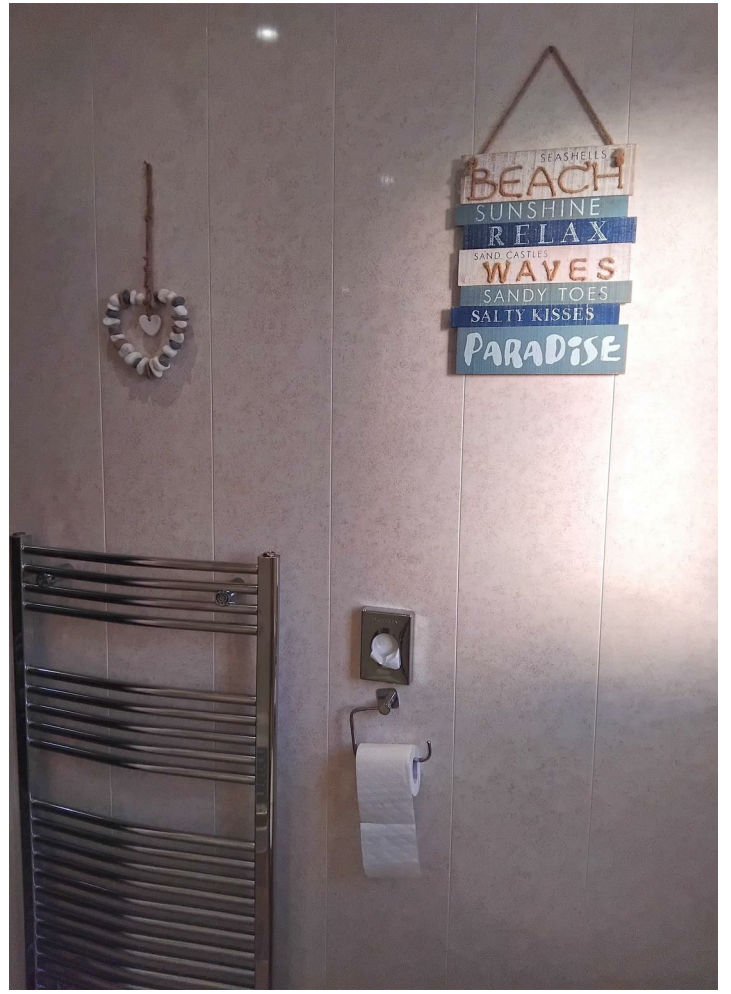
Driveway and carparking to front and side, private, neat, secure landscaped rear gardens with neat lawns, planting, fir trees, flagged patio area, outhouse, oil fired boiler.

### DETACHED GARAGE

Roller door with automatic remote access. New roof coverings.

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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Conor on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18296759**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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