



113 Nettlehill Road, Lisburn BT28 3HF

OIRO £249,500 Leasehold

SSTC

With an excellent location just off the Pond Park Road this three bedroom detached bungalow offers the perfect blend of comfort and convenience.

Detached bungalow | Lounge/Dining | Kitchen/dining | 3 Bedrooms | Garage | Gardens | Oil fired central heating | PVC Double Glazing | PVC fascias and guttering | Chain free |

028 9266 3396

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With an excellent location just off the Pond Park Road this three bedroom detached bungalow offers the perfect blend of comfort and convenience.

Lisburn City centre is just a short distance away, while Belfast is easily accessible via Boomers Way. Schools, shops and other amenities are also in close proximity.

While the property has been priced for some cosmetic updating the extended accommodation is excellent with a spacious kitchen with dining area, large lounge with raised dining area, 3 good sized bedroom and a main bathroom.

There is PVC double glazing, PVC fascia boards and oil fired central heating.

Outside there are relatively private and easily managed gardens to front and rear, together with excellent on site parking for several cars and an attached single garage.

This is a chain free sale and early completion is available.

Viewing is by appointment with Falloon Estate Agents.

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Tenure: Leasehold

Porch

PVC double glazed outer door to porch. Tiled steps. Panelled ceiling.

Entrance hall

Glazed internal door from porch. Cloaks cupboard. Telephone point. Cornice. Double panelled radiator.

Lounge/dining

w: 3.49m x l: 7.48m (w: 11' 5" x l: 24' 6")

Glazed double doors from hallway. Feature fireplace with granite and marble inset and hearth. Dual aspect windows. Cornice. 2 double panelled radiators.

Raised dining area with step down to lounge area.

Kitchen/dining

w: 4.78m x l: 5.72m (w: 15' 8" x l: 18' 9")

Extended kitchen/dining/family area with an excellent range of high and low level units in pine. Corian worktop with inset 1.5 bowl stainless steel sink unit, mixer tap. Second single stainless steel sink unit, mixer tap. Ceramic hob with electric under oven. Integrated dishwasher. Fridge/freezer. Microwave. Plumbed for washing machine. Space for tumble dryer. Part vaulted ceiling with velux roof windows. Spotlights. Tiled floor. Part tiled walls. Double panelled radiator. PVC double glazed door to rear.

Bedroom 1

w: 3.4m x l: 3.75m (w: 11' 2" x l: 12' 4")

Double built in wardrobe with louvred doors. Double panelled radiator.

Bedroom 2

w: 3.28m x l: 3.4m (w: 10' 9" x l: 11' 2")

Double panelled radiator.

Bedroom 3

w: 2.43m x l: 3.14m (w: 8' x l: 10' 4")

Cornice. Single panelled radiator.

Bathroom

w: 2.4m x l: 2.4m (w: 7' 10" x l: 7' 10")

Panelled bath with mixer tap and shower fitting. Pedestal wash hand



basin, mixer tap. Low flush WC. Shower enclosure (please note the shower fitting no longer works). Panelled ceiling with spotlights. Double panelled radiator.

Outside

Well screened front garden with boundary hedge. Lawn. Shrub beds.

Side gate to parking area.

Excellent double width on site parking.

Extensive patio to side and rear. Lawn with south facing aspect. Well stocked and maintained shrub beds. Timber perimeter fencing.

Garage

w: 4.89m x l: 5.5m (w: 16' 1" x l: 18' 1")

Roller door. Grant oil fired boiler. Pedestrian door. Light and power.

Required info under Trading Standards Guidance

TENURE

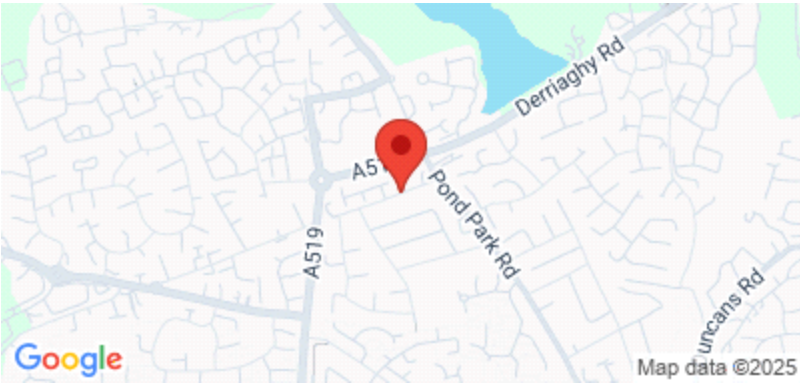
We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE

Details from the LPSNI website - estimated Domestic Rate Bill - £1364.70



113 Nettlehill Road, LISBURN, BT28 3HF



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	58
(39-54)	E	
(21-38)	F	38
(1-20)	G	
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.