



24 Alder Way, Lisburn

OIRO £207,950

A stunning 3 bedroom end townhouse situated within the ever popular Woodbrook area, convenient Lisburn City Centre, local shops and other amenities and schools for all ages.

End townhouse | Open plan Kitchen/dining/living | 3 bedrooms, 1 ensuite | Garden | Gas heating | PVC Double Glazing |

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A stunning 3 bedroom end townhouse situated within the ever popular Woodbrook area, convenient Lisburn City Centre, local shops and other amenities and schools for all ages.

The accommodation is beautifully presented by the current vendor and briefly comprises entrance hall, a fantastic open plan kitchen/living/dining room, ground floor WC, 3 bedrooms, an ensuite and family bathroom.

The open plan living area has dual aspect windows and is bathed in natural light with patio doors from the dining area opening onto the south facing rear garden.

Outside the property has a small front garden and an easily maintained rear garden with large patio area and lawn area. Roadside parking is available to the front.

Gas fired central heating and PVC double glazing, contributes to the excellent EPC rating of B83, providing superb comfort and economy to the occupiers.

The modern build has been further improved with stunning new ensuite and ground floor cloakroom fittings.

We expect demand to be high for this lovely home and early viewing can be arranged through Falloon Estate Agents.

GROUND FLOOR :

Entrance hall

Part glazed triple lock door with glazed fanlight and side panels. Outside light. Cloaks cupboard with 'Worcester' gas boiler. Understairs storage cupboard. Laminate flooring. Double panelled radiator.

Open plan Kitchen/dining/living

w: 5.6m x l: 8.26m (w: 18' 4" x l: 27' 1")
(max dimensions)

Open plan layout with dual aspect windows giving the living area excellent natural light.

Kitchen area with a good range of high and low level units in grey finish with contrasting granite effect worktops. Splashback tiling. Stainless steel sink unit, mixer tap. Integrated gas hob with electric under oven and contemporary extractor over. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Pan drawers. Spotlights. Tiled floor.

Dining area with patio doors and glazed section overlooking rear garden. Tiled floor. Double panelled radiator.

Living area with TV point. Laminate flooring.

WC

Recently re-fitted with a contemporary wall hung WC. Wash hand basin with mixer tap on vanity unit. Tiled floor. Half height tiling to walls. Single panelled radiator.

FIRST FLOOR:

Landing

Storage cupboard. Access to roofspace.

Bedroom 1

w: 3.15m x l: 4.3m (w: 10' 4" x l: 14' 1")

Wardrobe recess. Double panelled radiator.

En-suite

Recently re-fitted with shower enclosure with mixer shower, wash hand basin on vanity unit and contemporary wall hung WC. Full wall and floor



tiling. Towel radiator. Spot lights. Extractor fan.

Bedroom 2

w: 3.4m x l: 3.85m (w: 11' 2" x l: 12' 8")

Wardrobe recess. Double panelled radiator.

Bedroom 3

w: 2.3m x l: 2.38m (w: 7' 7" x l: 7' 10")

Double panelled radiator.

Bathroom

Shaped shower bath with screen, mixer tap and shower fitting. Semi pedestal wash hand basin. Low flush WC. Part tiled walls. Tiled floor. Spotlights. Extractor fan.

Outside

Planted flower beds to the front.

Rear garden enclosed with timber fencing. Lawn. Paved patio and paths.

Required info under Trading Standards Guidance

TENURE

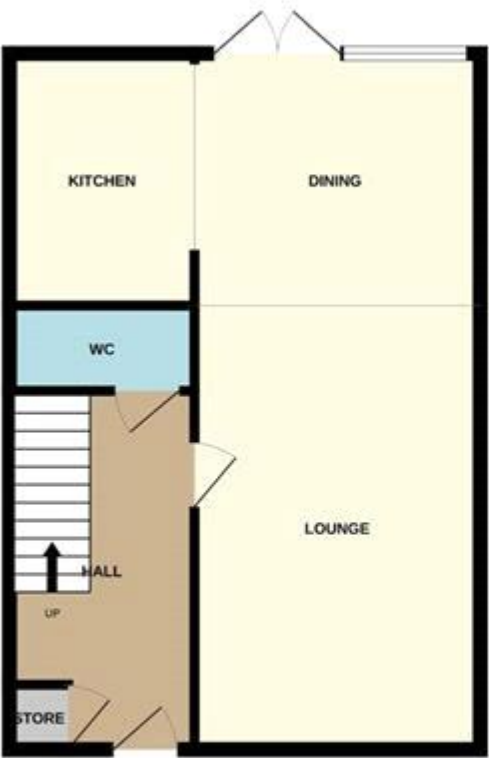
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE

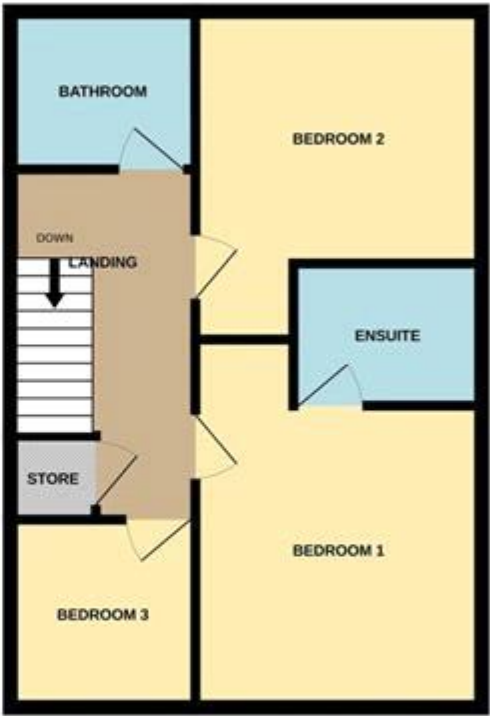
Details from the LPSNI website - estimated domestic rate bill £909.80



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.
Made with Metropix 6/2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
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		
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/fitings 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.