



18 Edgewater, Lisburn BT27 5PZ

OIRO £179,500 Leasehold

A lovely 3 bedroom mid townhouse situated within the ever popular Edgewater, close to the town centre, M1 access at both Saintfield Road and Sprucefield junctions, local shops and amenities and schools for all ages.

Mid townhouse | Lounge | Kitchen/dining | 3 Bedrooms | Gardens | Oil fired central heating | PVC Double Glazing |

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A lovely 3 bedroom mid townhouse situated within the ever popular Edgewater, close to the town centre, M1 access at both Saintfield Road and Sprucefield junctions, local shops and amenities and schools for all ages.

Well presented, the accommodation briefly comprises entrance hall, lounge, an open plan kitchen/dining room, 3 bedrooms, and bathroom.

Outside the tarmac driveway offers off street parking for several cars. To the front there is a lawned area and shared alleyway to the enclosed rear garden which has a lawned area and extensive low maintenance pavior brick areas.

The property benefits from oil fired central heating and PVC double glazing providing superb comfort and economy to any buyer.

This is a chain free sale in a great location making this a superb first time buy, downsize or investment property. Book your viewing soon.

Tenure: Leasehold

GROUND FLOOR :

Entrance hall

Composite front door with leaded glass inset. Laminate flooring. Double panelled radiator.

Living room

w: 3.96m x l: 3.98m (w: 13' x l: 13' 1")

Fireplace with mahogany surround and granite and marble inset and hearth. Open fire with back boiler. Laminate flooring. Double panelled radiator.

Understairs storage/cloaks cupboard. Part glazed door to kitchen/dining.

Kitchen/dining

w: 2.87m x l: 4.98m (w: 9' 5" x l: 16' 4")

Good range of high and low level units in oak with granite effect worktops. 'Blanco' sink unit, mixer tap. Cooker space with stainless steel and glass extractor over. Integrated fridge. Plumbed for washing machine. Space for tumble dryer. Part tiled walls. Tiled floor. Double panelled radiator.

Part glazed PVC rear door.

FIRST FLOOR:

Landing

Hotpress with copper cylinder and immersion heater. Access to roofspace.

Bedroom 1

w: 2.82m x l: 3.1m (w: 9' 3" x l: 10' 2")

Built in wardrobe. Single panelled radiator.

Bedroom 2

w: 2.81m x l: 2.83m (w: 9' 3" x l: 9' 3")

Laminate flooring. Built in wardrobe. Single panelled radiator.

Bedroom 3

w: 2.93m x l: 3.35m (w: 9' 7" x l: 11')

L shaped. Laminate flooring. Built in wardrobe. Single panelled radiator.

Bathroom

w: 1.91m x l: 2.05m (w: 6' 3" x l: 6' 9")

Panelled bath with 'Mira Sport' electric shower over. Folding shower screen. Semi pedestal wash hand basin, mixer tap. Low flush WC. Wall and floor tiling. Single panelled radiator.



Outside

Tarmac driveway and paved paths to front. Lawned area. Shrub beds.

Shared alleyway to rear.

Enclosed rear garden with part lawn and part pavior brick finish.

Oil fired boiler in housing. Oil storage tank. Outside light. Outside tap.

Gate to pedestrian alleyway.

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 rates bill £796.08



18 Edgewater, LISBURN, BT27 5PZ



Ground Floor



First Floor



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	71
(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/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.