



# **8 Tardree Place, Lisburn BT28 1UW**

## **Offers Over £139,950**

Leasehold

A well presented end of terrace home in a cul de sac setting, in the popular Tonagh area, just off Longstone Street.

End Terrace | Lounge | Modern kitchen | 3 Bedrooms | Bathroom and shower room | Oak internal doors | Gas heating | PVC Double Glazing | Large enclosed rear garden |

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**FALLOON**  
Estate Agents

A well presented end of terrace home in a cul de sac setting, in the popular Tonagh area, just off Longstone Street.

No. 8 is within walking distance of Lisburn City Centre and local amenities, including schools and shops, with bus routes easily accessible nearby.

This home has been lovingly updated by the current owners and offers modern fittings and decor throughout, complemented by gas central heating and PVC double glazing.

The accommodation briefly comprises, on the ground floor, entrance hall, lounge, kitchen with dining area and shower room, with the 3 bedrooms and main bathroom on the first floor.

The front garden has a paved finish and the enclosed rear garden is finished in a combination of paving and lawn, with timber perimeter fencing.

Ready to move into, we expect strong interest in this one - book your viewing soon.

Tenure: Leasehold

#### **GROUND FLOOR :**

##### **Entrance hall**

PVC double glazed entrance door. Oak flooring. Understairs storage/cloaks cupboard. Double panelled radiator.

##### **Lounge**

w: 3.05m x l: 5.8m (w: 10' x l: 19' )

Glazed door from hallway. Feature fireplace with open fire. Feature media wall with space for TV and feature lighting. Oak flooring. Spot lights. Double panelled radiator.

##### **Kitchen/dining**

w: 2.77m x l: 4.98m (w: 9' 1" x l: 16' 4" )

Good range of modern high and low level units. Inset electric hob with electric under oven and glass and stainless steel extractor over. Glass splashback. Stainless steel sink unit, mixer tap. Plumbed for dishwasher. Plumbed for washing machine. Breakfast bar. Part tiled walls. Tiled floor. Spot lights. Double panelled radiator. PVC double glazed rear door.

##### **Shower Room**

w: 1.4m x l: 2.95m (w: 4' 7" x l: 9' 8" )

Shower enclosure with electric shower. Wash hand basin on vanity unit. Low flush WC. Full co-ordinated wall and floor tiling. Spot lights. Extractor fan. Chrome towel radiator.

#### **FIRST FLOOR:**

##### **Landing**

Storage cupboard with 'Worcester' gas central heating boiler. Laminate flooring.

##### **Bedroom 1**

w: 3.07m x l: 4.11m (w: 10' 1" x l: 13' 6" )

Laminate flooring. Double panelled radiator.

##### **Bedroom 2**

w: 2.72m x l: 3.07m (w: 8' 11" x l: 10' 1" )

Laminate flooring. Double panelled radiator.

##### **Bedroom 3**

w: 2.54m x l: 2.79m (w: 8' 4" x l: 9' 2" )

Built in wardrobe. Laminate flooring. Double panelled radiator.



## Bathroom

Panelled bath with mixer tap and shower fitting. Wash hand basin on vanity unit, mixer tap. Low flush WC. Full wall and floor tiling. Spot lights. Chrome towel radiator.

## Outside

Paved front garden.

Enclosed rear garden with extensive patio areas. Lawned area. Timber fencing.

## 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

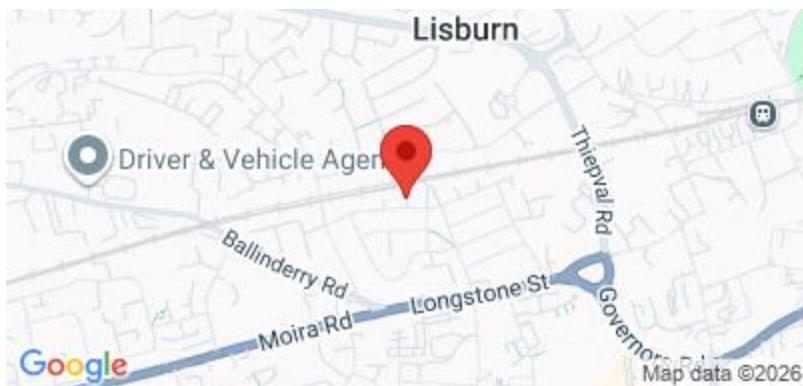
Details from the LPSNI website - estimated domestic rates bill £659.61





Total Area: 82.7 m<sup>2</sup> ... 890 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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/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.