



60 Glenbrae, Lisburn BT28 2YJ

£219,500

A lovely semi detached house located within Glenbrae, a development in the popular Limetree Avenue / Knockmore Road area of Lisburn.

Semi detached house | Lounge | Kitchen/dining | 3 Bedrooms, principal with ensuite | Gardens | Oil fired central heating | PVC Double Glazing |

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FALLOON
Estate Agents

A lovely semi detached house located within Glenbrae, a development in the popular Limetree Avenue / Knockmore Road area of Lisburn.

With superb accessibility to Lisburn city centre and access routes to Belfast, this property further benefits from convenience to great local amenities and schools.

The accommodation briefly comprises entrance hall, lounge with open fire, modern kitchen with dining area, principal bedroom with ensuite shower room, 2 further bedrooms and family bathroom.

Outside there is a pebbled driveway and gardens to the front and rear.

This lovely home also benefits from oil central heating (new boiler installed October 2023) and PVC double glazing.

Viewing is highly recommended by appointment.

GROUND FLOOR :

Entrance hall

Painted hardwood entrance door. Understairs storage. Laminate flooring. Double panelled radiator.

Lounge

w: 3.61m x l: 4.07m (w: 11' 10" x l: 13' 4")

Feature painted fireplace with open fire, slate hearth. Laminate flooring. Single panelled radiator.

Kitchen/dining

w: 3.56m x l: 5.67m (w: 11' 8" x l: 18' 7")

Good range of painted high and low level units. 1.5 bowl stainless steel sink unit, mixer tap. Integrated ceramic hob, electric oven and stainless steel extractor fan. Plumbed for dishwasher. Plumbed for washing machine. Wine rack. Breakfast bar. Dining and seating areas. Part tiled walls. Laminate flooring. 2 double panelled radiators. Sliding patio doors to rear garden.

FIRST FLOOR:

Landing

Access hatch to roofspace.

Hot press with copper cylinder and immersion heater.

Bedroom 1

w: 3.18m x l: 3.54m (w: 10' 5" x l: 11' 7")

Single panelled radiator.

En-suite

Tiled shower enclosure with 'Triton' electric shower. Pedestal wash hand basin, mixer tap. Low flush WC. Extractor fan.

Bedroom 2

w: 2.68m x l: 3.48m (w: 8' 10" x l: 11' 5")

Single panelled radiator.

Bedroom 3

w: 2.46m x l: 2.9m (w: 8' 1" x l: 9' 6")

Built in wardrobe. Laminate flooring. Single panelled radiator.

Bathroom

w: 2.2m x l: 2.38m (w: 7' 3" x l: 7' 10")

Panelled bath with mixer tap and shower fitting. Pedestal wash hand basin, mixer tap. Low flush WC. Part tiled walls. Extractor fan. Single panelled radiator.

Outside

Pebbled driveway. Front garden laid in lawn. Gate to rear garden.

Enclosed rear garden laid in lawn with paved and pebbled paths. Patio



area. Timber perimeter fencing.

PVC oil storage tank. Oil fired boiler in Kabin Pak housing.

Required info under Trading Standards Guidance

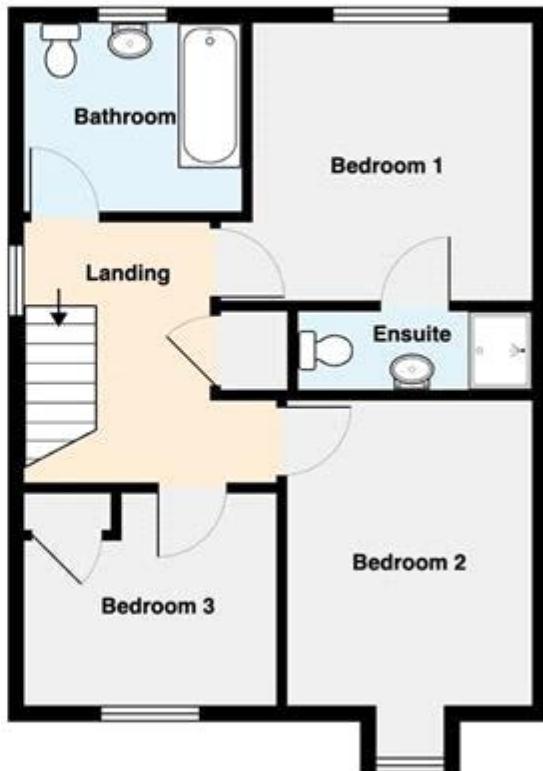
TENURE

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 £1091.76





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(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.