



23 Plantation Avenue, Lisburn BT27 5BL

£209,950

A handsome semi detached house pleasantly situated on a beautiful spacious site within the highly sought after Plantation area, a mature residential area convenient to Lisburn city centre, excellent schools and the M1 motorway.

Semi detached house | 3 reception | 3 Bedrooms | Kitchen | Family bathroom | Detached Garage | Gardens | Double Glazing | Oil fired central heating | Chain free |

028 9266 3396
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A handsome semi detached house pleasantly situated on a beautiful spacious site within the highly sought after Plantation area, a mature residential area convenient to Lisburn city centre, excellent schools and the M1 motorway.

The property has been loved and maintained by the same family since built.

The accommodation briefly consists of an entrance hall, spacious lounge with bay window, dining room, conservatory, kitchen, 3 bedrooms and family bathroom, all of which boast lovely high ceilings.

Externally there is a detached garage, with store beneath, tarmac driveway with ample parking for several cars, and lawned gardens to the front and rear with a variety of mature flowers, shrubs and trees.

No. 23 has oil fired central heating and PVC double glazed windows (some recently reglazed with high energy glazing).

This property will appeal to both first time buyers and those wishing to downsize into a stable and convenient location, we recommend early viewing!

Entrance hall

Hardwood glazed door. Corniced ceiling.

Lounge

w: 3.61m x l: 4.25m (w: 11' 10" x l: 13' 11")

Bay window. Feature stone fireplace with open fire and slate tiled hearth. Corniced ceiling. Double panelled radiator.

(measurements taken in to bay)

Dining Room

w: 3.12m x l: 3.64m (w: 10' 3" x l: 11' 11")

Corniced ceiling. Double panelled radiator. Sliding glazed door to conservatory.

Conservatory

w: 3.11m x l: 3.26m (w: 10' 2" x l: 10' 8")

Tiled floor. Single panelled radiator.

Door to rear patio garden.

Kitchen

w: 2.28m x l: 2.57m (w: 7' 6" x l: 8' 5")

Range of high and low level units. 1.5 bowl stainless steel sink unit, mixer tap. Space for cooker with extractor canopy over. Plumbed for dishwasher. Part tiled walls. PVC double glazed rear door.

Landing

Bedroom 1

w: 3.15m x l: 3.55m (w: 10' 4" x l: 11' 8")

Single panelled radiator.

Bedroom 2

w: 2.48m x l: 3.64m (w: 8' 2" x l: 11' 11")

Single panelled radiator.

(plus wall length range of fitted wardrobes)

Bedroom 3

w: 2.34m x l: 2.55m (w: 7' 8" x l: 8' 4")

Single panelled radiator.



Bathroom

w: 1.71m x l: 2.29m (w: 5' 7" x l: 7' 6")

Panelled bath with 'Redring' electric shower over. Pedestal wash hand basin. Low flush WC. Wall tiling. Hot press with copper cylinder and immersion heater.

Outside

Spacious tarmac driveway and parking area.

Front garden in lawn with mature shrubs.

Rear garden in lawn. Paved patio area. Mature shrubs. Oil storage tank.

Detached Garage

w: 3m x l: 6m (w: 9' 10" x l: 19' 8")

Up and over door. Pedestrian door. Plumbed for washing machine.

Store

(below garage) Oil fired boiler.

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 - £955.00
Annual rate for the current rating year (April to March). Does not include any reductions for reliefs, exemptions or exclusions.



23 Plantation Avenue, LISBURN, BT27 5BL



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		
	40	70
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.