

RODGERS & BROWNE



14 Lesley Chase, Knockagh Chase
Upper Road, Greenisland, BT38 8GU

offers over £295,000



The Agent's Perspective...

"Beautifully designed by the renowned Coogan & Co Architects to offer a spacious and bright family home maximising the rooms both with layout and storage. The quality of finish is second to none with an attention to detail only found within Lesley Development homes.

Externally there is a spacious garden with a handcrafted store and views of Knockagh monument.

Its setting benefits from many local amenities within Greenisland and Jordanstown including an array of local cafes, restaurants, schools and churches also on the doorstep is Greenisland Golf Club and the main arterial routes linking Belfast City centre via road or rail.

The perfect setting to raise or grow a family"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room



Entrance hall

The facts you need to know...

Fabulous semi detached home located within the much admired Lesley Chase

Designed by the renowned Coogan Architects

Spacious and bright accommodation

Drawing room with feature fire and herringbone limed oak laminate flooring

Large L shaped kitchen opening to dining and living room

Fully fitted luxury kitchen with two tone units and integrated appliances comprising of four ring gas hob, oven, dishwasher, washing machine, microwave and fridge freezer

Downstairs cloakroom

Three bedrooms each with built-in wardrobes, main bedroom with luxury ensuite shower room

Luxury bathroom

PVC double glazed, gas fired central heating, alarm system

Fully enclosed rear garden, laid in lawns and patio area, purpose built garden store

Tarmac driveway with parking for two cars

Only minutes from Greenisland train station, Golf Club and main arterial routes linking Belfast City

There are an array of local schools close to hand



L shaped kitchen opening to casual dining and sitting area



The property comprises...

GROUND FLOOR

Composite panelled front door with glazed top light.

ENTRANCE HALL

Herringbone limed oak laminate flooring. Staircase leading to first floor, low voltage lighting.

CLOAKROOM

Low flush wc, half pedestal wash hand basin with mixer tap and mirror above, ceramic tiled floor, low voltage lighting and extractor fan.

DRAWING ROOM

17' 5" x 11' 11" (5.31m x 3.63m) (at widest points)

Feature Gazco wall mounted gas glass fronted fire, herringbone limed oak wooden flooring, low voltage lighting, glazed door to entrance hall.

L SHAPED KITCHEN OPENING TO CASUAL DINING AND SITTING AREA

23' 0" x 19' 8" (7.01m x 5.99m) (at widest points)

Extensive range of two tone high and low level cabinets, under unit lighting, marble effect worktops and matching splashback, breakfast bar area, Indesit under oven, four ring gas hob, glass splashback and stainless steel extractor over, integrated dishwasher and fridge freezer, washer dryer and microwave, ceramic tiled floor, large picture windows overlooking the garden, double glazed sliding patio door leading to patio and enclosed garden.



Main bedroom

First Floor

LANDING

Access to roofspace, low voltage lighting. Hotpress with light and open shelving.

MAIN BEDROOM

12’ 0” x 10’ 9” (3.66m x 3.28m) (at widest points)
Including extensive range of built-in wardrobes with panelled mirror doors. Door to:

ENSUITE SHOWER ROOM

7’ 6” x 5’ 5” (2.29m x 1.65m) (at widest points)
Large fully tiled shower cubicle with electric shower, half pedestal wash hand basin with mixer tap, modern cabinet above, low flush wc, part tiled walls, ceramic tiled floor, low voltage lighting, chrome heated towel radiator, recess with glass shelving.

BEDROOM (2)

11’ 10” x 9’ 8” (3.61m x 2.95m)
Including extensive range of built-in wardrobes with panelled and mirrored doors.

BEDROOM (3)

9’ 9” x 7’ 6” (2.97m x 2.29m)
Plus, large built-in wardrobes with mirrored doors.

BATHROOM

White suite comprising panelled bath with chrome mixer tap and telephone shower attachment, shower cubicle with thermostatically controlled shower unit with handheld shower and over drencher, low flush wc, wall mounted sink unit and cabinet below, ceramic tiled floor, part tiled walls, low voltage lighting, chrome heated towel radiator.

Outside

Outside tap. Outside power. Outside light.

Fully enclosed rear garden laid in lawns and flagged patio area. Tarmac driveway with parking for two cars.



Ensuite shower room



Bedroom two



Bathroom

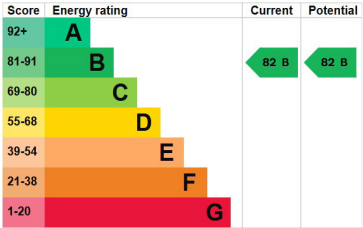


Bedroom three

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE			
	Y	N	N/A
Is there a property management company?	Y		
Is there an annual service charge?	Y		
Any lease restrictions (no AirBnB etc) ?		N	
On site parking?	Y		
Is the property 'listed'?		N	
Is it in a conservation area?		N	
Is there a Tree Preservation Order?		N	
Have there been any structural alterations?		N	
Has an EWS1 Form been completed?			N/A
Are there any existing planning applications?		N	
Is the property of standard construction?		N	
Is the property timber framed?	Y		
Is the property connected to mains drains?	Y		
Are contributions required towards maintenance?	Y		
Any flooding issues?		N	
Any mining or quarrying nearby?		N	
Any restrictive covenants in Title?		N	

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)	
Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Telephone	GOOD OUTDOORS & INSIDE
Broadband and speed	Ultrafast 1800 Mbps 220 Mbps

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: Freehold

MANAGEMENT FEE Yearly service charge £240

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council. The assessment for the year 2025/2026 £1,566.

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling from Greenisland Golf Club toward Jordanstown, Lesley Chase will be 100 yards on your left.



Floorplan



**RODGERS
&
BROWNE**

RODGERSANDBROWNE.CO.UK

Sold
028 9042 1414

**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

EXPERIENCE | EXPERTISE | RESULTS