

RODGERS & BROWNE



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

offers around £415,000



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 stone and views of Knockagh Monument. It's 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

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Drawing room



Entrance hall



Drawing room

The facts you need to know...

One of the largest detached house designs on a south facing corner site

Designed by the renowned Coogan Architects

Tall ceilings on the ground floor with matching windows offering bright and spacious accommodation throughout

Drawing room with feature electric wall mounted fire

Luxury kitchen finished in a shaker style opening to casual dining and living area

Separate utility room

Living area with direct access to raised terrace

Ground floor cloakroom and additional storage

Four double bedrooms each with built-in wardrobes, main with luxury ensuite shower room

Luxury main bathroom with separate shower cubicle and bath

Sweeping tarmac driveway with parking for three cars

Private and secure garden laid in lawns and raised terrace

Purpose made garden shed

Only minutes from Greenisland train station, Golf club and the coastline

Many renowned schools are close to hand

Main arterial routes linking Carrickfergus and Belfast City Centre are five minutes away

Energy efficient family home



L shaped kitchen open to casual dining and living area





The property comprises...

GROUND FLOOR

Panelled, composite door with side and top lights to:

SPACIOUS ENTRANCE HALL

Staircase to the first floor with painted spindles and handrails, under stair storage, limed oak effect herringbone floor, low voltage lighting.

CLOAKROOM

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

DRAWING ROOM

19' 5" (into bay window) x 13' 7" (5.92m x 4.14m)

Wall mounted feature electric fire, low voltage lighting, limed oak effect floor in a herringbone style, solid door and side light to entrance hall.

L SHAPED KITCHEN OPEN TO CASUAL DINING AND LIVING AREA

23' 01" (7.04m x 0m) Narrowing to 11' 6" x 18' 11" (3.51m x 5.77m)
Narrowing to 11' 11" (3.63m x 0m)

Luxury kitchen with a range of high and low level cupboards in a shaker style, under unit lighting, marble effect worktops, breakfast bar area, single drainer stainless steel sink and mixer tap, four ring gas hob, glass splashback, stainless steel extractor above, under oven, integrated dishwasher, fridge freezer and microwave, wood effect tiled floor throughout. Living area has views over the garden, sliding patio doors to raised south facing terrace, glazed door and side light to entrance hall.

UTILITY ROOM

11' 8" x 4' 10" (3.56m x 1.47m)

Range of low level cupboards in a shaker style, marble effect worktops and splashback, single drainer stainless steel sink with mixer tap, broom cupboard, plumed for washing machine and space for tumble dryer, wood effect tiled floor. Double glazed door to terrace.



Main bedroom

First Floor

LANDING

Hotpress and shelving. Access to roofspace.

MAIN BEDROOM

11' 8" x 11' 7" (3.56m x 3.53m)

Including built-in wardrobes.

ENSUITE SHOWER ROOM

11' 8" x 4' 3" (3.56m x 1.3m)

Double shower cubicle, electric shower, half pedestal wash hand basin, low flush wc, part tiled walls, ceramic tiled floor, wall hung mirror and medicine cabinet, chrome heated towel radiator, extractor fan, low voltage lighting.

BEDROOM (2)

11' 5" x 9' 3" (3.48m x 2.82m)

Plus built-in wardrobes.

BEDROOM (3)

11' 8" x 8' 5" (3.56m x 2.57m)

Including built-in wardrobes.

BEDROOM (4)

10' 4" x 8' 11" (at widest points) (3.15m x 2.72m)

Including built-in wardrobes.

BATHROOM

9' 2" x 6' 7" (2.79m x 2.01m)

Panelled bath with mixer tap and telephone shower, low flush wc, contemporary wall hung sink unit with cabinet below, heated towel radiator, fully tiled shower cubicle with thermostatically controlled shower unit, telephone shower and over drencher, ceramic tiled floor, part tiled walls, low voltage lighting, extractor fan.

Outside

Sweeping tarmac driveway with parking for three cars. South facing corner site, gardens laid in lawns, raised south facing terrace.

Garden shed. Outside light. Outside tap.



Ensuite shower room



Bedroom two



Bathroom

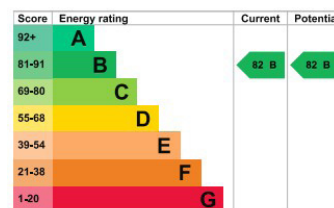


Bedroom three

THIS INFORMATION IS FOR GUIDANCE ONLY
AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?			X
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?	X		
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

ENERGY EFFICIENCY RATING (EPC)



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

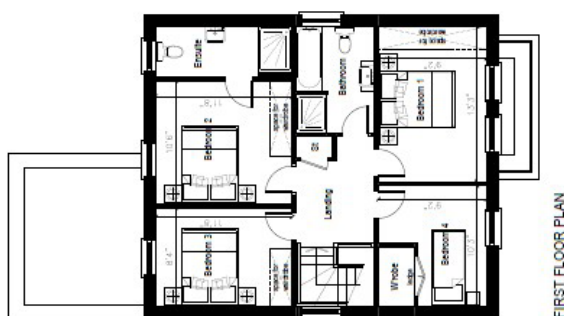
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information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

The assessment for the year 2025/2026 TBC

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

Location

Travelling from Greenisland Golf Club towards Jordanstown, Lesley Chase (Knockagh Chase) will be 100 yards on your left.



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