

**RODGERS  
&  
BROWNE**

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

*offers around £297,500*



### *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.*

*Its setting benefits from many local amenities within Greenisland and Jordans town 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 and luxury bathroom

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

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 is an array of local schools close to hand



L shaped kitchen/dining and sunroom



## *The property comprises...*

### **GROUND FLOOR**

Composite panelled door with top light to:

#### **ENTRANCE HALL**

Staircase to first floor with painted spindles and Newell posts, herringbone limed oak effect flooring.

#### **CLOAKROOM**

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

#### **L SHAPED KITCHEN/DINING AND SUNROOM**

23' 0" x 19' 8" (at widest points) (7.04m x 5.99m)

Extensive range of high and low level, modern cupboards, stone effect worktops, inset stainless steel sink unit with mixer tap, breakfast bar area, four ring gas hob, under oven, stainless steel extractor, integrated dishwasher, micro oven and washing machine, larder fridge freezer, concealed boiler, under unit lighting, ceramic tiled floor, low voltage lighting.

#### **SUNROOM**

Benefits from large PVC windows overlooking the garden, double glazed sliding door. Low voltage lighting.

#### **DRAWING ROOM**

16' 10" (into bay window) x 12' 0" (5.18m x 3.66m)

Feature wall-mounted electric fire, herringbone floor finished in a limed oak colour, glazed door and side light to entrance hall.



Main bedroom

**First Floor**

**LANDING**

Access to roofspace. Hotpress. Low voltage lighting.

**MAIN BEDROOM**

11' 11" x 9' 10" (3.66m x 3.3m)

Including extensive range of built-in wardrobes with mirrored doors.

**ENSUITE SHOWER ROOM**

7' 5" x 6' 10" (2.26m x 2.08m) Luxury suite comprising double walk-in shower cubicle, electric shower, low flush wc, half pedestal wash hand basin and mixer tap, part tiled walls, medicine cabinet, ceramic tiled floor, heated towel radiator, contemporary glass shelving, low voltage lighting, extractor fan.

**BEDROOM (2)**

11' 10" x 8' 9" (3.63m x 2.95m)

Including extensive range of built-in wardrobes.

**BEDROOM (3)**

9' 9" x 7' 6" (2.92m x 2.29m)

Plus extensive range of built-in wardrobes.

**LUXURY BATHROOM**

8' 6" x 6' 4" (2.62m x 1.93m)

Luxury suite comprising panelled bath with mixer tap and telephone shower, low flush wc, wall mounted sink unit and mixer tap with cupboard below, fully tiled shower cubicle with thermostatically controlled shower and over drencher, ceramic tiled floor, part tiled walls, heated towel radiator.

**Outside**

Fully enclosed south facing rear garden laid in lawns, large, flagged patio area, purpose made shed.

Tarmac driveway with parking for three cars.

Outside lighting.



Ensuite shower room



Bedroom two



Bathroom



Bedroom three

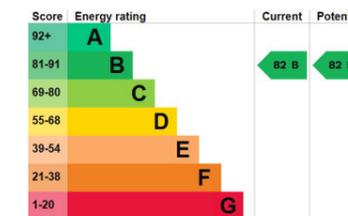
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

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	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Telephone	SEE WWW.OFCOM.GOV.UK
Broadband and speed	SEE WWW.OFCOM.GOV.UK

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

**MANAGEMENT FEE** Yearly service charge £306.88

**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 £1,512.00

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

## Location

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



EXPERIENCE | EXPERTISE | RESULTS

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