

Outside

Tarmac driveway with parking for 1-2 cars.

Extensive, enclosed, private, south facing rear garden, partly laid in patio, partly laid in lawn.

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Lisburn - 028 92 66 1700
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This well-presented three bedroom semi-detached home is ideally located within walking distance of Lisburn's wide range of local amenities, offering convenience and comfortable family living.

The property has been newly painted and decorated throughout, creating a fresh, modern feel ready for immediate occupation. Internally, the accommodation comprises a bright reception room featuring a bay window, providing a welcoming space for relaxing and entertaining. The modern fitted kitchen is both stylish and practical, offering ample storage and workspace.

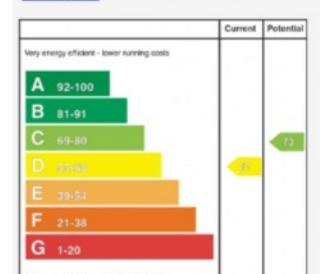
There are three well-proportioned bedrooms, complemented by a contemporary family bathroom finished to a modern standard. Externally, the property benefits from a tarmac driveway providing off-street parking, while to the rear is a large, south facing, fully enclosed garden, ideal for families, outdoor entertaining, or those with pets. With its excellent location, modern presentation, and generous outdoor space, this property represents an excellent opportunity for first-time buyers, families, or investors alike.

**Offers Around
£150,000**

5 Ashlea Place,
LISBURN,
BT28 1HY

**Viewing by
appointment with
& through agent
028 9266 1700**

Energy Rating
Epc Type: Domestic
Current: D61
Potential: C73
EPC Landmark Code: 7209-7050-0203-7708-2964
Epc Certificate



5 Ashlea Place,
LISBURN,
BT28 1HY

Property Features

Three-Bedroom Semi-Detached Home

Located Within Walking Distance Of Lisburn Amenities

Newly Painted And Decorated Throughout
Bright Reception Room With Bay Window

Modern Fitted Kitchen

Three Well-Proportioned Bedrooms

Contemporary Family Bathroom

Tarmac Driveway Providing Off-Street Parking

Large Enclosed South Facing Rear Garden, Ideal For Families And Entertaining

uPVC Double Glazed Throughout

Well-Presented And Ready For Immediate Occupation

Gas Fired Central Heating

Property Comprises

Ground Floor

uPVC double glazed front door with frosted glass inset and side lights to . . .

RECEPTION HALL: Understairs storage, access to electric meter, laminate wood effect flooring.

LIVING ROOM: 13' 2" x 12' 8" (4.01m x 3.86m) (at widest points, into square bay window). Outlook to front. laminate wood effect flooring.

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap and built-in vanity unit, panelled bath with fixed glass door, cladded shower enclosure with chrome thermostatic control valve, telephone attachment an rainfall shower head, chrome heated towel rail, frosted glass window, extractor fan.

KITCHEN/DINER: 12' 9" x 12' 8" (3.89m x 3.86m) (at widest points). Outlook to rear garden, range of high and low level units, laminate worktops, stainless steel single drainer sink and side drainer and chrome mixer tap, space for washing machine and dishwasher, access to Ideal gas fired boiler, ceramic hob with built-in extractor fan and tiled splashback, built-in oven and grill below, built-in high level microwave, breakfast bar, part tiled walls, laminate flooring, uPVC double glazed access door to rear garden.

First Floor

LANDING: Window with outlook to front, access to roofspace, hotpress with shelving and storage.

BEDROOM (1): 10' 9" x 9' 4" (3.28m x 2.84m) (at widest points). Outlook to front, double built-in storage cupboard/wardrobe.

BEDROOM (2): 12' 8" x 10' 9" (3.86m x 3.28m) (at widest points). Outlook to rear garden.

BEDROOM (3): 10' 9" x 6' 7" (3.28m x 2.01m) (at widest points). Outlook to rear, laminate flooring.



Location:

Travelling out of Lisburn on Hillsborough Road, take right onto Woodland Park. Along the avenue, take right onto Ashgrove Park and right again onto Beechland Drive. Follow the avenue to find Ashlea Place on the left.