



12 LINEN GREEN, LISBURN, BT28 3NZ



- A Most Outstanding And Well Presented Townhouse Property Occupying A Prime Setting Within This Exclusive And Convenient Residential Location
- Spacious Family Accommodation Extending To Approximately 1600 Square Feet (inc garage)
- First Floor Lounge With Limestone Fireplace And Panoramic Views
- Spacious Kitchen And Dining Area With Integrated Appliances
- Four Good Sized Bedrooms (Two With Shower Room En Suite)
- Main Bathroom With White Suite
- Integral Garage With Adjoining Utility Room

PRICE: OFFERS IN THE REGION OF £275,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C75

REF:DLI8032605HG

- Enclosed Rear Garden With South Westerly And Private Aspects
- Gas Fired Central Heating System With New Combi Boiler Fitted 2023
- Prime Location Close To Local Shops, Excellent Schools For All Ages And Easy Commuting To M1 Motorway And Belfast

ACCOMMODATION

Measurements are approximate

GROUND FLOOR

ENTRANCE HALL: Panelled entrance door with fan light window. Laminated timber floor. Access to integral garage and utility room.

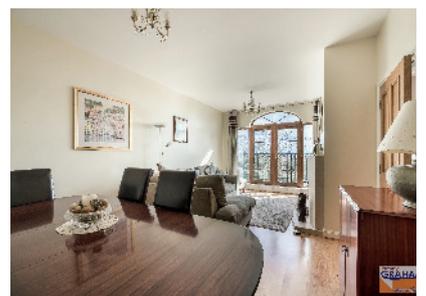
BEDROOM 4 OR STUDY: 3.86m (12'8") x 2.55m (8'4")
Golden oak PVC double glazed double doors leading to patio and rear garden. Laminated timber floor.

SHOWER ROOM EN-SUITE: Shower cubicle. Aquatherm thermostatic shower. Pedestal wash hand basin. Mono style mixer tap. Tiled splashback. Close couple low flush WC.

FIRST FLOOR

LOUNGE: 6.16m (20'3") x 3.52m (11'7")
Limestone fireplace and hearth. Gas fire. Laminated timber floor. Golden oak PVC double glazed balconette doors with panoramic views over Lisburn to include Slieve Croob and Mourne Mountains.

KITCHEN AND DINING AREA: 5.70m (18'8") x 3.06m (10'0")
Range of high and low level units. Granite effect round edge work surfaces and dining bar. Blanco bowl and a half single drainer stainless steel sink unit. Mixer tap. Zanussi integrated oven and hob. Extractor hood in stainless steel canopy. Integrated fridge freezer. Integrated dishwasher. Part tiled walls. Laminated timber floor. Under unit lighting.



SECOND FLOOR

BEDROOM (1): 3.76m (12'4") x 3.40m (11'2")

Built in robe with sliding mirror doors. Large window with panoramic views over Lisburn to include Slieve Croob and Mourne Mountains.



SHOWER ROOM EN-SUITE: Quadrant shower cubicle. Thermostatic shower. Pedestal wash hand basin. Mono style mixer tap. Tiled splashback. Close couple low flush WC.

BEDROOM (2): 3.07m (10'1") x 3.02m (9'11")

BEDROOM (3): 3.07m (10'1") x 2.53m (8'4")

BATHROOM: White suite panelled bath. Mixer tap. Shower attachment. Shower screen. Tiled surround. Pedestal wash hand basin. Mono style mixer tap. Tiled splashback. Close couple low flush WC.



OUTSIDE: Front garden laid in lawn. Tarmac driveway/parking space. Enclosed rear garden with private and south westerly aspects. Paved Patio area. Raised timber deck area. Mature shrubs. Outside tap and light.

INTEGRAL GARAGE: 6.02m (19'9") x 3.38m (11'1")

Up and over door. Light and power.

UTILITY ROOM: 3.00m (9'10") x 1.78m (5'10")

Single drainer stainless steel sink unit. Mixer tap. Plumbed for washing machine. Golden oak PVC double glazed back door. Built in cupboard with gas fired combi boiler.



TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2025 to March 2026 £1501

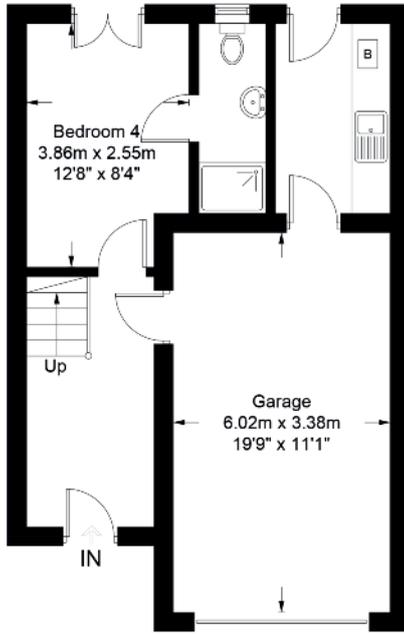
DIRECTIONS: From Boomers Way turn into Linen Green, number 12 is on the left.

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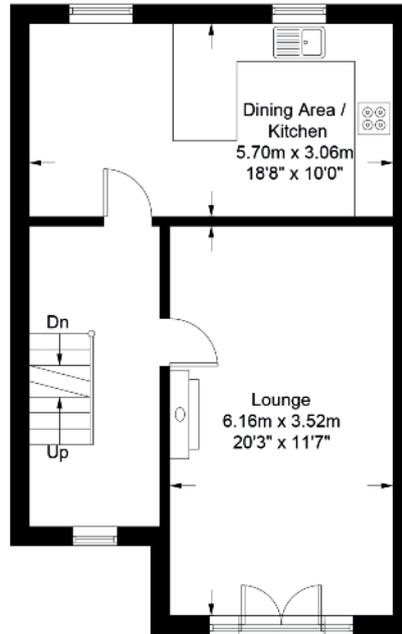


12 Linen Green, Lisburn

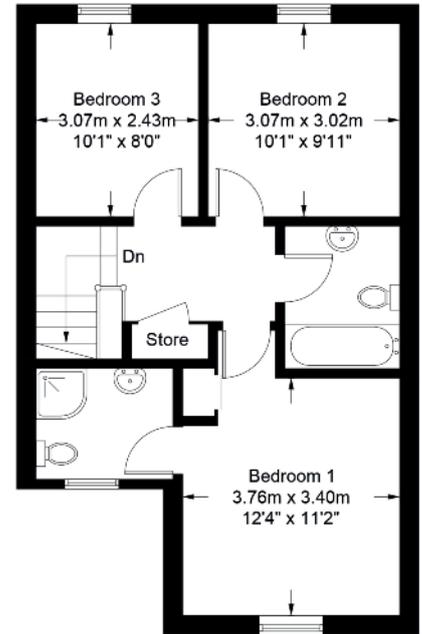
Approximate Gross Internal Area = 148.8 sq m / 1601 sq ft
(Including Garage)



Ground Floor
50.3 sq m / 541 sq ft



First Floor
50.2 sq m / 540 sq ft



Second Floor
48.3 sq m / 520 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283235)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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