



28 WOODBROOK MEADOWS, LISBURN, BT28 0AE



- An Exceptionally Well Presented Semi Detached Property Situated Within This Popular and Convenient Residential Location With Pleasant Outlook To Front Over Surrounding Fields And Recently Built In 2023
- Entrance Hall With PVC Composite Triple Glazed Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Lounge
- Kitchen/Dining Area With Range Of Integrated Appliances
- Three Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £239,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B83

REF: DL01052623SR

- Part Floored Roofspace With Slingsby Style Ladder
- Flower Bed And Paved Path To Front With Tarmac Driveway
- Enclosed Rear Garden Laid In Artificial Grass With Paved Patio Area
- Gas Fired Central Heating System
- PVC Double Glazed Windows
- Excellent B83 Energy Rating For Lower Running Costs



ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC composite triple glazed entrance door with double glazed side panels. Tiled floor.



CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor.



LOUNGE:

14' 3" x 11' 9" (4.35m x 3.59m)

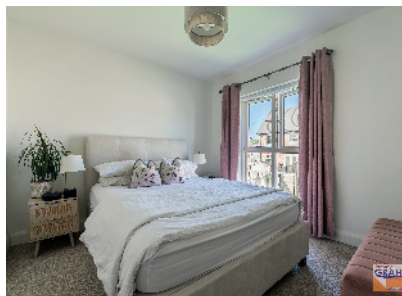
KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES: 18' 6" x 10' 6" (5.63m x 3.21m)

Measurements taken to widest points. Excellent range of high and low level units. Granite effect round edge work surfaces. Integrated oven. Integrated gas hob. Extractor unit in stainless steel and glass canopy. Integrated fridge freezer. Integrated dishwasher. Integrated washer dryer. Single drainer composite sink unit with swan neck mixer tap. Storage cupboard. Built in storage cupboard with gas fired boiler. Tiled floor. Recessed spotlights. PVC double glazed double doors to rear patio area and garden.



FIRST FLOOR

BEDROOM (1):
10' 2" x 9' 9" (3.11m x 2.97m)



SHOWER ROOM EN SUITE:
Shower cubicle with thermostatic shower and tiled walls. Semi pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Chrome finish heated towel rail. Tiled floor. Recessed spotlights.



BEDROOM (2):
11' 4" x 8' 7" (3.46m x 2.62m)



BEDROOM (3):
9' 9" x 9' 4" (2.98m x 2.84m)

Measurements taken to widest points and to include built in storage cupboard.

BATHROOM:

White suite. Panelled shower bath with mixer tap and shower attachment. Vanity unit with wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor. Recessed spotlights. Separate storage cupboard on landing.



ROOFSPACE:

Slingsby style ladder. Part floored.

OUTSIDE

Flower bed to front with paved path. Tarmac driveway. Enclosed rear garden laid in artificial grass with paved patio area. Outside tap and light. External power sockets.



DIRECTIONS

From Ballinderry Road turn onto Woodbrook Avenue. Turn left onto Woodbrook Meadows. Number 28 is on the right.



TENURE:

We have been advised the tenure for this property is freehold. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2026 to March 2027 £1,048.00

SERVICE CHARGE:

A service charge of £109.07 per annum (01 June 2025-31 May 2026) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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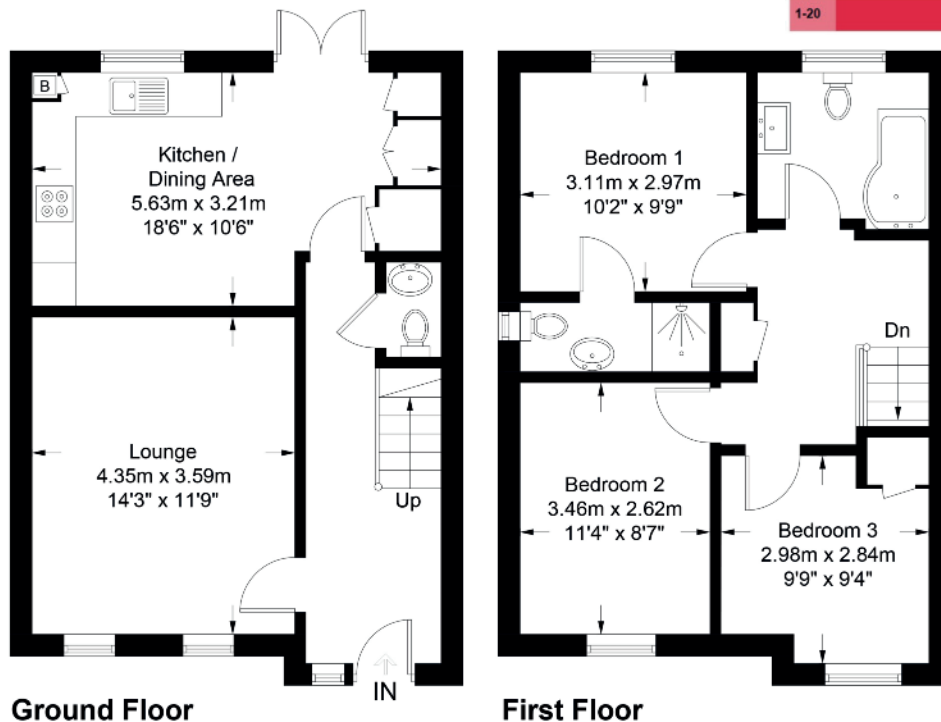


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co @ (ID1296826)

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