



**11 Lisbane Drive
Monkstown Road, Newtownabbey, BT37 0LN**

**Offers Around
£179,950**

We are delighted to offer for sale this well presented semi detached villa which is located in a very popular residential area just off the much sought after Monkstown Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with feature fireplace, wood laminate flooring and open to dining room with PVC double glazed double doors to garden and access to a modern fitted kitchen with space for appliances.

Upstairs there are three bedrooms, all with built in mirrored sliding robes and a separate modern shower room.

Other benefits include PVC double glazing, gas heating and PVC fascia and guttering

Outside there is a brick paved driveway, pebbled garden to front and fully enclosed paved garden to rear with raised shrub beds.

Early viewing recommended !!

11 Lisbane Drive

Monkstown Road, Newtownabbey, BT37 0LN



- Semi Detached Villa
- 3 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Modern Shower Room
- PVC Double Glazing
- Gas Heating
- Driveway & Gardens

ACCOMMODATION COMPRISES

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator, storage cupboard

LOUNGE

12'2 x 12'0 (3.71m x 3.66m)
Feature fireplace, marble and granite inset, painted wood surround, wood laminate flooring, radiator, open to dining room

DINING ROOM

11'3 x 9'1 (3.43m x 2.77m)
Wood laminate flooring, radiator, pvc double glazed double doors to garden

KITCHEN

10'9 x 9'1 (3.28m x 2.77m)
Modern range of high and low level units, formica worktop, basin 1/2 stainless

steel sink unit, cooker space, fridge / freezer space, plumbed for washing machine, partly tiled walls, tiled floor, radiator, pvc double glazed back door

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

10'10 x 10'7 at widest (3.30m x 3.23m at widest)
Built in mirror sliding robe, wood laminate flooring, radiator

BEDROOM 2

11'0 x 9'2 (3.35m x 2.79m)
Built in mirror sliding robe, wood laminate flooring, radiator

BEDROOM 3

9'2 x 8'2 at widest (2.79m x 2.49m at widest)
Built in mirror sliding robe, wood laminate flooring, radiator

SHOWER ROOM

Mermaid panelled shower cubicle, thermostatic shower, floating vanity unit, low flush wc, tiled walls, tiled floor, chrome heated towel radiator

OUTSIDE

Brick paved driveway
Pebbled garden to front with shrubs
Fully enclosed paved garden to rear with pebbled shrub beds, raised pebbled shrub beds
PVC fascia and guttering



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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