



Ward Avenue,

**Offers in the region of  
£104,950**



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Ward Avenue, Lisburn, County Antrim  
**Offers in the region of £104,950**

This recently refurbished end terrace home in this popular and convenient location in Lisburn is an ideal first time buy or buy to let investment. Recent works include a new kitchen (including appliances), new bathroom, new internal doors on ground floor, alarm system and LED downlights added to kitchen, hall, lounge, landing and bathroom. The property has also been recently painted and had new carpets installed, ready to move in! Internally the property features a bright lounge with square bay window, modern kitchen with breakfast bar, two good sized bedrooms and a bathroom with white suite. Externally there is a loose stone driveway to parking to the front and gardens to both front and rear. Another feature of this home is the fitted solar panels which supplies energy to heat the water used in the property. Close to public transport links and Lisburn centre this property is well worth a look, this can be arranged by calling our sales team on (028) 9267 5321.

#### UPVC FRONT DOOR

#### ENTRANCE HALL

Under stairs recess. Glazed door to..

#### LOUNGE

4.11m x 3.30m (13'6" x 10'10")

Feature fire place. Bay window.

#### MODERN KITCHEN WITH BREAKFAST AREA

4.04m x 2.62m (13'3" x 8'7")

Single drainer 1.5 ceramic sink unit with mixer taps. Range of high and low

level units. Breakfast bar with space for seating. Built in stainless steel oven and four ring ceramic hob. Stainless steel chimney extractor fan. Laminate wooden floor. Door to Rear Hall

#### REAR HALL

PVC door to garden.

#### STAIRS TO:-

#### FIRST FLOOR

#### BATHROOM WITH WHITE SUITE

Panel bath with mixer taps and Gainsborough electric shower unit. Dual flush WC. Pedestal wash hand basin with mono tap. Spotlights.

#### BEDROOM 1

4.57m x 2.84m (15'0" x 9'4")

Outlook to front.

#### BEDROOM 2

2.87m x 2.62m (9'5" x 8'7")

Hot press, copper cylinder. Additional built in robe.

#### OUTSIDE

Off street parking to side. Front garden in shrubs and paved walkways. Enclosed rear garden in lawn. Garden store.

#### DIRECTIONS

#### WINDOWS

uPVC double glazed.

#### HEATING TYPE

Oil fired heating.

#### FLOOR PLAN

\*Not to scale.

#### EPC

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

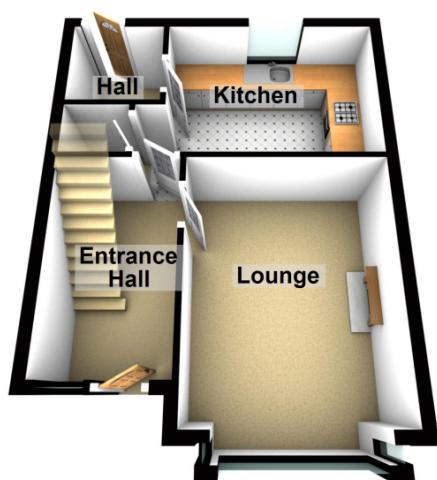


For full EPC please contact the branch

#### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only

**Ground Floor**



**First Floor**

