



Warren Park Avenue,

**Offers In Excess Of £99,950**



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# Warren Park Avenue, Lisburn, County Antrim

## Offers In Excess Of £99,950

We are delighted to market 16 Warren Park Avenue which is an exceptional end terrace bungalow within walking distance to local shops and all amenities as well as excellent transport links to surrounding areas. Tastefully presented and finished to an extremely good standard by the current owner the property boasts two bedrooms, modern bathroom and living room through to kitchen / dining area. Externally this home has low maintenance front and rear gardens. Other features include oil fired central heating and double glazing throughout. Sure to be of particular interest to first time buyers, downsizers and those seeking accommodation all on one level as well as benefiting from an easy work commute. Viewing by appointment through Reeds Rains Lisburn on 028 (92) 675321.

### UPVC DOUBLE GLAZED FRONT DOOR

#### ENTRANCE

Tiled floor. Pvc panelled walls.

#### BEDROOM 1

3.73m x 3.94m (12'3" x 12'11")

Front aspect.

#### LIVING ROOM

3.68m x 3.58m (12'1" x 11'9")

Front aspect. Hole in the wall tiled fireplace with electric inset. Open to:-

#### KITCHEN / DINING AREA

3.96m x 3.20m (13'0" x 10'6")

Range of high and low levels units. Space for free standing fridge/freezer. Stainless steel single drainer sink unit with swan neck mixer taps. Part tiled walls. Space for freestanding electric oven. Over head extractor fan.

#### BEDROOM 2

3.40m x 3.05m (11'2" x 10'0")

Rear aspect.

#### REAR HALL

Built in airing cupboard with water cylinder. Access to rear yard and garden.

#### BATHROOM

3.10m x 1.91m (10'2" x 6'3")

Low flush WC. Vanity unit with mono tap and under storage. Pvc panelled walls. Pvc ceiling with spotlights. Heated towel rail. Enclosed shower cubicle with 'Aqualisa' electric shower.

#### OUTSIDE

Enclosed front garden part lawn with walled boundary to paved pathway. Wrap around enclosed rear/side yard with boiler house and storage house which is plumbed for washing machine. Paved patio area. Further enclosed rear garden laid in lawns.

#### 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

