

For Sale

Offers Over: £235,000

SimonBrien



21 Beechdene Gardens
Lisburn
County Down
BT28 3JH

simonbrien.com



Beechdene Gardens is a popular location off the Belsize Road, close to all local amenities in the area, schooling and transport routes connecting Belfast and further afield.

This particular semi detached property has been extended and provides well-presented accommodation, with a layout of three bedrooms, spacious living / dining room, kitchen with casual dining, bathroom and downstairs WC. Externally, the property benefits from a very good sized fully enclosed rear garden and driveway parking along with a detached garage.

Special Features & Services

- Superb Extended Semi Detached Property In a Popular Location Of The Pond Park Road
- Large Spacious Fully Enclosed Rear Garden In Artificial Lawns & Patio
- Well Presented Accommodation Throughout
- Three Bedrooms
- Spacious Living Room / Dining Room With Fireplace
- Modern Fully Fitted Extended Kitchen With Range Of Appliances & Granite Worktops Open To Dining Area With Double Doors Leading Outside
- Contemporary Bathroom, & Downstairs Cloakroom
- Gas Fired Central Heating / PVC Double Glazing
- Tarmac Driveway Parking
- Detached Garage
- Ideal For Professional Couple Or Young Family
- Popular & Convenient Location Off Belsize Road, Close To All Local Amenities, Schooling & Transport Routes



Accommodation

UPVC front door to

Reception Hall

Laminate wood floor, understairs storage cupboard with 'Worcester' gas boiler

Downstairs WC

Tiled floor, low flush WC, pedestal wash hand basin, chrome heated towel radiator, extractor fan

Living/Dining Room

23'10" x 12' (7.26m x 3.66m):

Laminate wood floor, cornice ceiling, solid wood fireplace with slate hearth

Kitchen/Dining Area

17'11" x 11' (5.46m x 3.35m):

Tiled floor, spotlighting, twin velux windows, range of high and low level units, granite worktops, Rangemaster oven with 5 ring gas hob, extractor fan, integrated fridge freezer, integrated dishwasher, 1.5 bowl inset stainless steel sink unit, breakfast island, cupboard, twin uPVC French doors to paved patio

First Floor Landing

Access to roofspace via pull down ladder

Principle Bedroom

12'6" x 8'11" (3.8m x 2.72m):

Twin mirror slide robes

Bedroom 2

10'11" x 10'2" (3.33m x 3.1m):

Laminate wood floor

Bedroom 3

8'2" x 7'8" (2.5m x 2.34m):

Laminate wood floor

Fully tiled bathroom

Low flush WC, pedestal wash hand basin, chrome heated towel radiator, bath with shower above

Outside

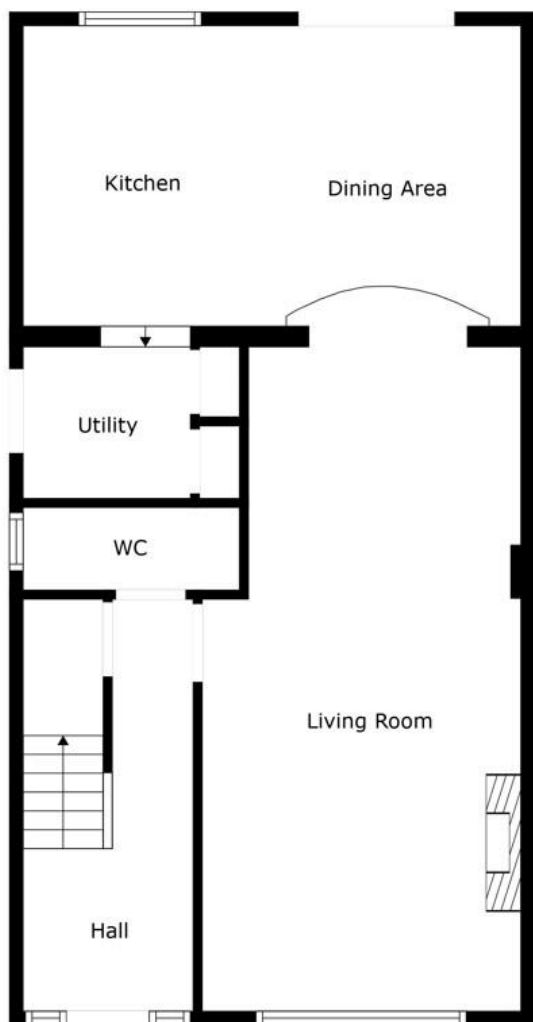
Tarmac driveway to the front and side. Good sized enclosed South facing garden with artificial grass enclosed by hedging.

Double Garage

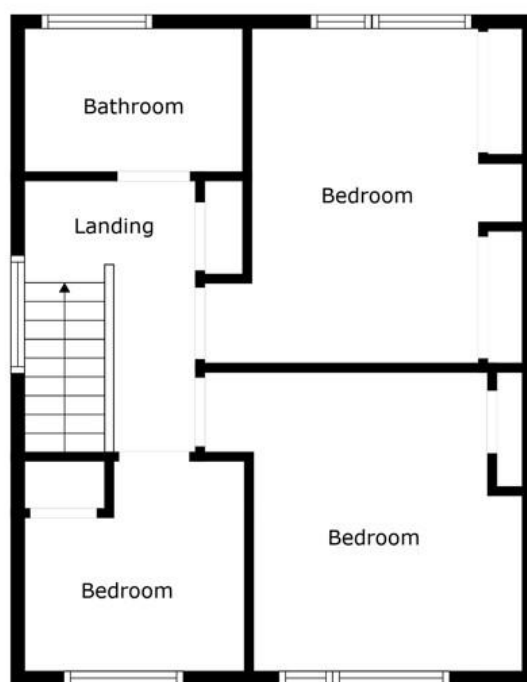
18'11" x 9'9" (5.77m x 2.97m):

Power and light, plumbed for washing machine, space for tumble dryer, roller shutter door





Floor 1



Floor 2

VALUER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	69 C
39-54	E		
21-38	F		
1-20	G		

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