

simon**BRIEN**
RESIDENTIAL

35 Greenburn Park,
Lambeg, Lisburn, BT27 4LR



Asking Price £145,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Semi-Detached Family Home
- Adaptable Accommodation Providing A Three Bedroom Layout With One Reception Room, Or A Two Bedroom Layout With Two Reception Rooms
- Modern Fully Fitted Kitchen
- Bathroom In White Suite
- Gas Fired Central Heating / PVC Double Glazing
- Gardens To Front & Rear
- Detached Garage & Driveway Parking
- Ideal First Time Buy
- Popular & Convenient Residential Location Close To Local Amenities, Schooling, Belfast & Lisburn City Centres

SUMMARY

Exceptionally well located in this pleasant residential area, the property is well placed close to all local amenities, schooling, shops and transport routes connecting Belfast, Lisburn and further afield.

The accommodation provides an adaptable layout which can be utilised as three bedrooms with one reception room, or two bedrooms with two reception rooms, together with kitchen, and modern bathroom.

Externally, the property has the added benefit of a detached garage, gardens to front and rear, and driveway parking.

Likely to be of interest to the first time buyer, young professional or family in today's market. Viewing is by appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

Hardwood door leading to:

ENTRANCE HALL



LIVING ROOM:

13' 5" x 12' 0" (4.09m x 3.66m)

Attractive feature fireplace.

DINING ROOM / BEDROOM (3):

10' 9" x 9' 4" (3.28m x 2.84m)

Laminate floor.

KITCHEN:

10' 8" x 9' 9" (3.25m x 2.97m)

Excellent range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. Recessed for fridge and cooker. Plumbed for washing machine.

BATHROOM:

White suite comprising of panelled bath with mixer taps and telephone hand shower. Low flush WC. Wash hand basin. Heated towel radiator.

FIRST FLOOR

BEDROOM (1):

12' 2" x 10' 9" (3.71m x 3.28m)

Laminate floor. 4 double built-in wardrobes.

BEDROOM (2):

13' 0" x 8' 3" (3.96m x 2.51m)

Laminate wooden floor.

OUTSIDE

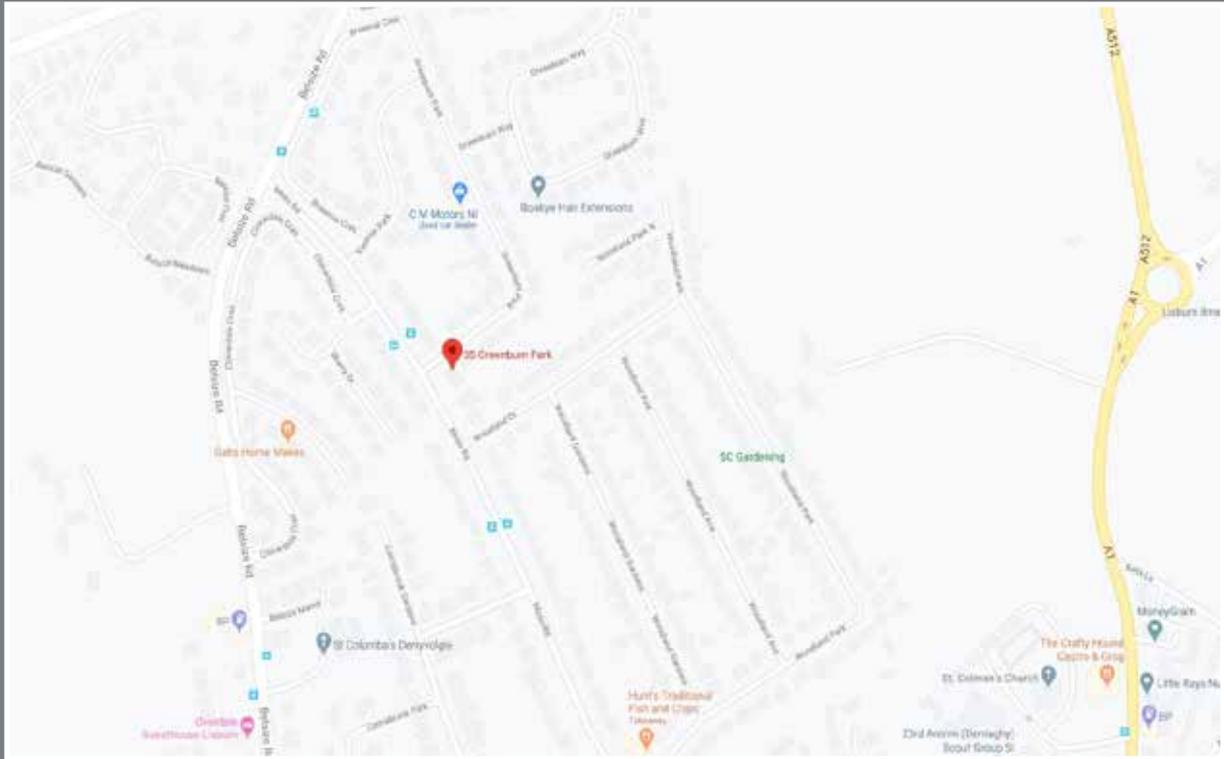
Gardens to front and rear. Driveway parking.

DETACHED GARAGE:

20' 2" x 13' 0" (6.15m x 3.96m)

Power points and mechanic pit.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	75	75
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9740-0623-7930-5020-3276

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