



## I BEECH CRESCENT, LISBURN, BT28 2DY

- An Excellent Detached Bungalow Occupying A Prime Setting Within This Highly Desirable Residential Location Close To Local Shops, Schools For All Ages And Lisburn City Centre
- Spacious Lounge With Mahogany And Marble Fireplace And Open Plan To Dining Area
- Oak Fitted Kitchen With Integrated Appliances And Rear Porch With Sliding Patio Door
- Three Bedrooms (Two With Built In Robes) / Cloakroom With Low Flush Suite
- Luxury Bathroom With Corner Bath And Shower Cubicle
- Front And Private Rear Gardens With A Wide Variety Of Mature Trees And Shrubs
- Attached Garage With Utility Area To Include Stainless Steel Sink Unit / Timber Shed Included

**PRICE: OFFERS IN THE REGION OF £219,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D64**

**REF:HG220525DL**



- Gas Fired Central Heating System
- PVC Double Glazed Windows
- PVC Fascias And Soffits
- A most appealing detached bungalow situated within one of Lisburns prime residential locations close to many amenities and attractions, the property is ideally suited to downsizers or a young family seeking convenience to many leading schools, we strongly recommend early viewing

## ACCOMMODATION

Measurements are approximate.

## OPEN ENTRANCE PORCH

**ENTRANCE HALL:** Parquet floor and cornice.

**CLOAKROOM:** Low flush suite. WC with concealed cistern. Built in unit with wash hand basin. Parquet floor and cornice.

**LOUNGE:** 6.97m (22'10") x 3.80m (12'6")

Mahogany and marble fireplace and hearth with coal effect gas fire. Plaster cornice. Open plan to dining area.

**DINING AREA:** 3.62m (11'11") x 2.60m (8'6")

Plaster cornice.

**KITCHEN:** 3.33m (10'11") x 3.20m (10'6")

Range of high and low level units. Round edge worktops. Franke composite single drainer bowl and a half sink unit. Swan neck mixer tap. Integrated oven and touch control ceramic hob. Concealed extractor hood. Under unit lighting. Part tiled walls. Integrated dishwasher.

**REAR PORCH:** Built in units. Double glazed sliding patio door leading to rear garden. Access to garage.



### **BEDROOM (1):**

**4.29m (14'1") x 3.75m (12'4")**

Measurements taken to widest points and to include built in units and robes with sliding mirror doors. Cornice.



### **BEDROOM (2): 3.01m (9'11") x 2.57m (8'5")**

Measurement to include built in robe with sliding mirror doors. Cornice.

### **BEDROOM (3): 2.59m (8'6") x 2.42m (7'11")**

Cornice.



**LUXURY BATHROOM:** Corner bath with mixer tap and shower attachment. Built in unit with recessed wash hand basin. WC with concealed cistern. Bidet with mixer tap. Shower cubicle with Aqualisa thermostatic shower. Tiled walls. Recessed cabinet with mirror doors. Large wall mirror with wall lights. Separate Linen cupboard with gas fired combi boiler.



**OUTSIDE:** Front garden laid in lawn with mature trees and shrubs. Tarmac driveway/parking area. Enclosed and private rear garden laid in lawns with a wide variety of mature trees and shrubs. Timber storage shed. Outside hot and cold water taps. Outside lights. Paved patio area.

### **ATTACHED GARAGE: 5.27m (17'3") x 3.03m (9'11")**

Up and over door. Light and power. Utility area with built in units and single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled walls in utility area. Panelled radiator.



**TENURE:** We have been advised the tenure for this property is leasehold and the annual ground rent is £30, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2025 to March 2026 £1,319.21

**DIRECTIONS:** From Antrim Road turn into Ballymacash Road then turn second left into Beech Crescent, number 1 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## 1 Beech Crescent, Lisburn

Approximate Gross Internal Area = 117.2 sq m / 1261 sq ft  
(Including Garage)

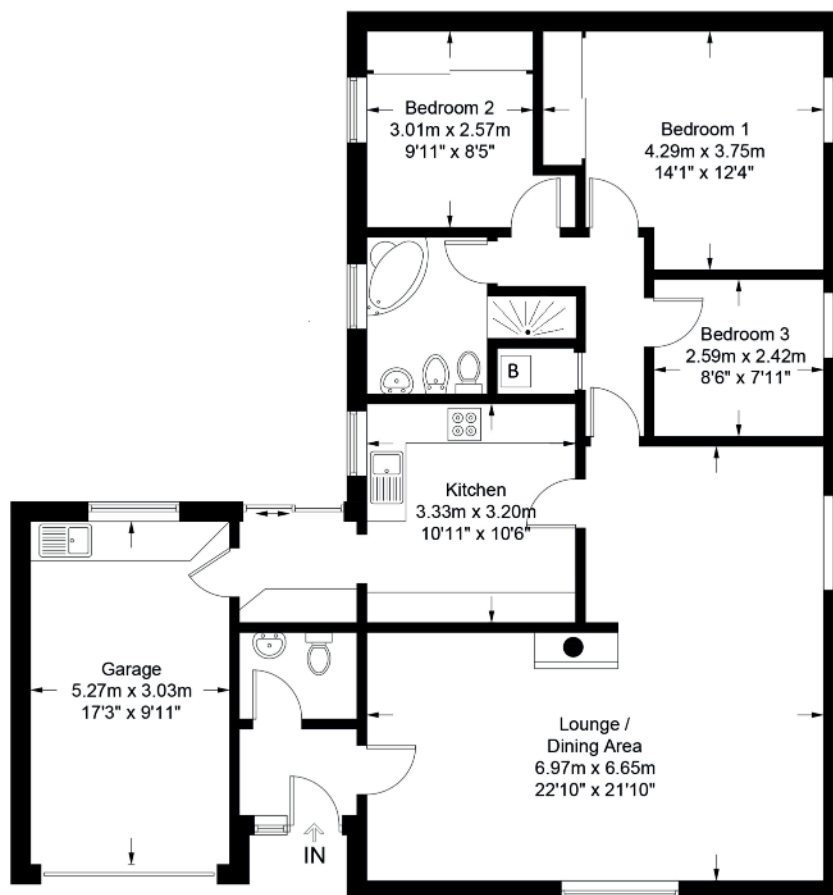


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204622)



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