



## 32 KENNEDY DRIVE, LISBURN, BT27 4HZ

- An Exceptionally Well Presented And Extended End Terrace Property Occupying A Spacious Setting Within This Popular And Convenient Residential Location
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Tiled Floor
- Spacious Lounge With Bow Window And Decorative Wooden And Tiled Fireplace And Laminated Timber Floor
- Modern Fitted Kitchen/Dining Area With Mahogany Effect PVC Double Glazed French Doors To Rear
- Utility Room With Worcester Gas Fired Boiler
- Three Bedrooms (All Bedrooms With Laminated Timber Floor / Master With Shower Room En Suite And Walk In Robe)
- Bathroom With White Suite

**PRICE: OFFERS IN THE REGION OF £154,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D6I**

**REF:MKI90220SR**

- Rear Garden Laid In Gravel With Paved Patio Area
- Garden To Front Laid In Lawn With Path To Entrance Door And Tarmac Driveway To The Side
- Detached Garage With Up And Over Door
- Gas Fired Central Heating System / Alarm System



- Mahogany Effect PVC Double Glazed Windows And External Doors / Mahogany Effect PVC Fascias And Soffits

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL

Mahogany effect PVC double glazed entrance door. Tiled floor. Storage under stairs.



### SPACIOUS LOUNGE:

**20' 3" x 12' 0" (6.18m x 3.67m)**

Bow window. Decorative wooden and tiled fireplace with coal effect electric fire. Laminated timber floor.



### MODERN FITTED KITCHEN/ DINING AREA:

**17' 1" x 11' 1" (5.20m x 3.38m)**

Range of high and low level units. Polished granite effect round edge work surfaces. Rangemaster style oven and hob. Extractor hood in stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Under unit lighting. Part tiled walls. Tiled floor. Recessed spotlights. Mahogany effect PVC double glazed French Doors to Rear.



### UTILITY ROOM:

**11' 0" x 7' 4" (3.36m x 2.23m)**

Range of high and low level units. Polished granite effect round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Worcester gas fired boiler. Tiled floor. Mahogany effect PVC double glazed door to Rear.





## FIRST FLOOR

### BEDROOM (1):

12' 0" x 9' 5" (3.67m x 2.88m)

Laminated timber floor. Walk in robe.



### SHOWER ROOM EN SUITE:

Large shower cubicle with thermostatic shower with drencher head. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor.



### BEDROOM (2):

17' 2" x 11' 1" (5.23m x 3.39m)

Laminated timber floor.

### BEDROOM (3) / STUDY:

7' 7" x 5' 3" (2.31m x 1.60m)

Laminated timber floor.



### BATHROOM:

White suite. Panelled bath with centre mount mixer tap and electric shower. Semi-Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. Separate store on landing.



Fixed staircase to floored roofspace storage with light and power.

## OUTSIDE

Rear garden laid in gravel with paved patio area. Outside tap and light. Garden to Front laid in lawn with path to entrance door. Tarmac driveway to Side.

### DETACHED GARAGE:

17' 6" x 8' 6" (5.33m x 2.59m)

Up and over door. Light and power.

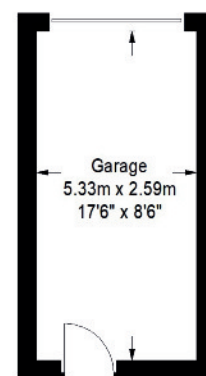
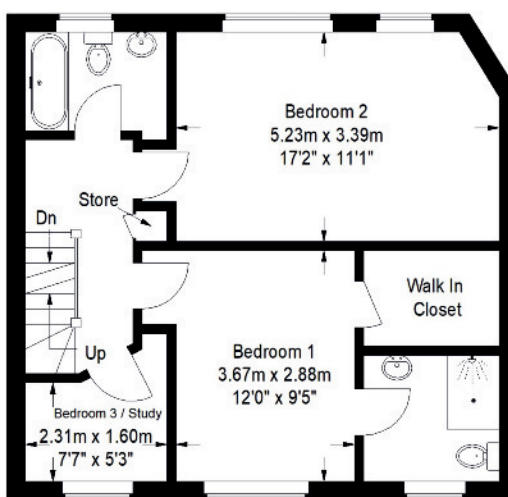
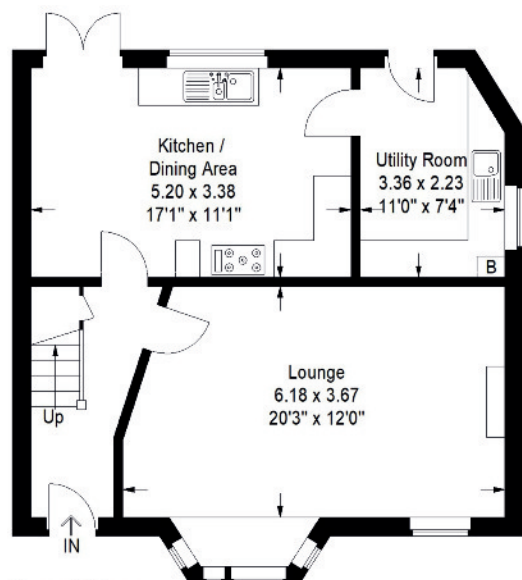
### DIRECTIONS

From Belsize Road turn onto Kennedy Drive. Number 32 is on the right.

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



## 32 Kennedy Drive



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2020 (ID 623746)



Best energy efficient (A) - Worst energy efficient (G)	Current	Potential
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		

## VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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