



15 WOODVIEW DRIVE, LISBURN, BT28 1LG

- A Most Impressive And Well Presented Semi Detached Villa Occupying A Pleasant Setting Within This Ever Popular And Convenient Residential Location
- Entrance Hall With PVC Double Glazed Entrance Door And Oak Laminated Timber Floor
- Lounge With Wall Mounted Remote Control Flame Effect Fire And Oak Laminated Timber Floor
- Archway To Dining Room With PVC Double Glazed Double Doors To Patio Garden
- Recently Re-Fitted Luxury Kitchen With Range Of Integrated Appliances
- Three Bedrooms With Built In Robes
- Recently Re-Fitted Luxury Bathroom With Shower Bath, Triton Electric Shower And Chrome Heated Towel Rail
- Front Garden Laid In Decorative Stone / Tarmac Driveway With Double Gates To Enclose Side Area

PRICE: OFFERS IN THE REGION OF £134,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E50

REFGN230620HG

- Split Level Patio Garden To Rear
- Garage
- Oil Fired Central Heating System With Condensing Type Boiler
- PVC Double Glazed Windows And External Doors
- Well Presented And Maintained Throughout

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Oak effect laminated timber floor.

LOUNGE:

3.95m (13'0") x 3.84m (12'7")

Wall mounted remote control flame effect fire. Oak effect laminated timber floor. Archway to dining room.

DINING ROOM:

3.69m (12'1") x 2.73m (8'11")

PVC double glazed double doors to paved patio. Oak effect laminated timber floor.

RECENTLY RE-FITTED LUXURY KITCHEN:

3.69m (12'1") x 2.18m (7'2")

Range of high and low level units. Oak effect work surfaces. Bowl and a half single drainer stainless steel sink unit with mixer tap. Integrated oven and ceramic hob. Extractor hood in stainless steel canopy. Integrated fridge freezer. Integrated washing machine. Part tiled walls. Tiled floor. PVC double glazed door to driveway.



FIRST FLOOR

BEDROOM (1):

3.99m (13'1") x 2.9m (9'6")

Built in robes.



BEDROOM (2):

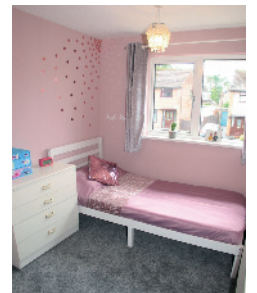
3.03m (9'11") x 2.97m (9'9")

Built in robe.

BEDROOM (3):

3.05m (10'0") x 2.05m (6'9")

Measurement to include built in robe.



RECENTLY RE-FITTED LUXURY BATHROOM:

White suite. Shower bath with curved shower screen and Triton electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Feature wall and floor tiling. Chrome finish heated towel rail.

Wooden folding ladder to floored and sheeted roofspace with spotlights.



OUTSIDE:

Front garden laid in decorative stone. Tarmac and paved driveway with double gates to enclose side area. Split level paved patio garden to rear. Condensing type oil fired boiler.

GARAGE:

5.88m (19'3") x 2.95m (9'8") Up and over door. Light and power.

RATES PAYABLE: Period April 2019 to March 2020 £799.16

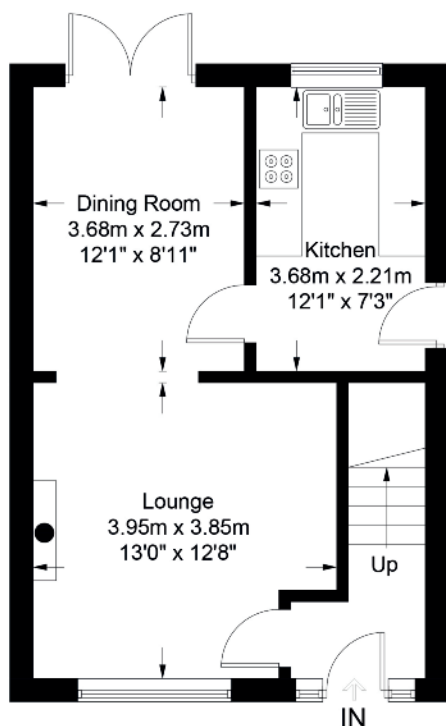
TENURE: The property is leasehold and the ground rent is £25 per annum, we recommend the purchaser and their solicitor verify the details.

DIRECTIONS: From Hillsborough Road turn into Woodland Park and then turn left into Woodland Crescent. Turn left into Woodland Drive, number 15 is on the left.

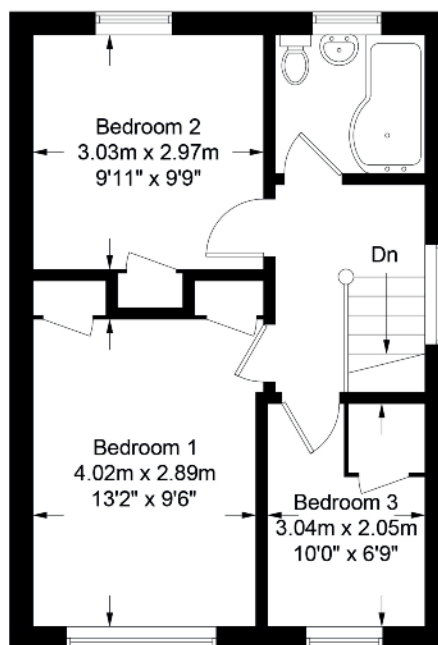
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



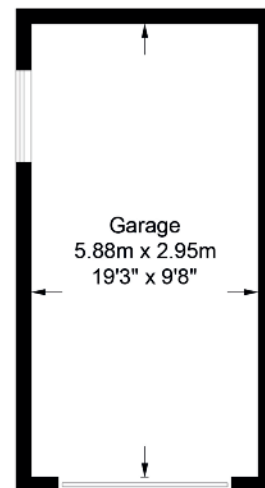
15 Woodview Drive



Ground Floor

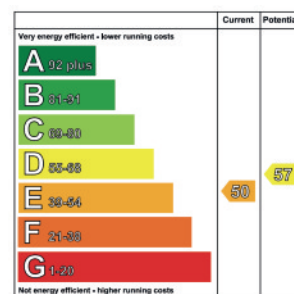


First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID649358)



VALUATION SERVICE

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

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