



151 QUEENSWAY, LAMBEG, LISBURN, BT27 4QS

- A Well Presented Detached Property Occupying A Spacious Setting Within This Highly Desirable And Convenient Residential Location
- Spacious Lounge With Impressive Stone And Granite Fireplace And Solid Wood Floor
- Separate Family Room With Mahogany Effect PVC Double Glazed French Doors To Conservatory
- Conservatory With PVC Double Glazed Door To Rear Patio Garden And Tiled Floor
- Dining Area With Mahogany Effect PVC Double Glazed Door And Tiled Floor
- Kitchen With Integrated Oven And Hob
- Three Good Sized Bedrooms (One With Range Of Built In Robes / Two With Laminated Timber Floor)
- Modern Fitted Shower Room

PRICE: OFFERS IN THE REGION OF £199,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F37

REF: MK170920SR

- Bathroom With White Suite
- Rear Patio Garden With Lawn Area
- Garden To Front Laid In Lawn With Tarmac Driveway
- Gas Fired Central Heating System
- Mahogany Effect PVC Fascias And Soffits
- Mahogany Effect PVC Double Glazed Windows

ACCOMMODATION Measurements are approximate

LOUNGE:

22' 2" x 18' 1" (6.76m x 5.51m)

Measurements taken to widest points. Sun porch. Stone and granite fireplace. Plumbed for gas fire. Solid wood floor.



FAMILY ROOM:

12' 6" x 8' 11" (3.81m x 2.72m)

Mahogany effect PVC double glazed French doors to conservatory. Solid wood floor.



CONSERVATORY:

13' 7" x 12' 5" (4.15m x 3.79m)

Measurements taken to widest points. PVC double glazed door to rear patio garden. Tiled floor.

DINING AREA:

9' 8" x 9' 6" (2.95m x 2.90m)

Mahogany effect double glazed PVC door to rear patio garden. Tiled floor. Storage cupboard with Ideal gas fired boiler.

KITCHEN WITH INTEGRATED OVEN AND HOB:

12' 2" x 10' 1" (3.70m x 3.07m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Extractor hood. Single drainer bowl and a half sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Plumbed for American fridge freezer. Part tiled walls. Tiled floor. Recessed spotlights.



BEDROOM (3):

10' 11" x 8' 11" (3.32m x 2.72m)

Range of built in robes.



MODERN FITTED SHOWER ROOM:

Large shower cubicle with thermostatic shower. Drencher head. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. PVC panelled walls. Recessed spotlights. Tiled floor.

FIRST FLOOR

BEDROOM (1):

13' 5" x 12' 3" (4.08m x 3.74m)

Laminated timber floor.



BEDROOM (2):

12' 3" x 10' 1" (3.74m x 3.08m)

Under eave storage. Laminated timber floor.



BATHROOM:

White suite. PVC panelled bath. Pedestal wash hand basin. Close couple low flush wc. PVC panelled walls. Roof window.



OUTSIDE

Rear patio garden with lawn area. Mature trees and shrubs. Garden to front laid in lawn with tarmac driveway. Patio area.

EXTERNAL STORE:

18' 4" x 15' 10" (5.58m x 4.82m)

TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2020 to March 2021 £1,353.10

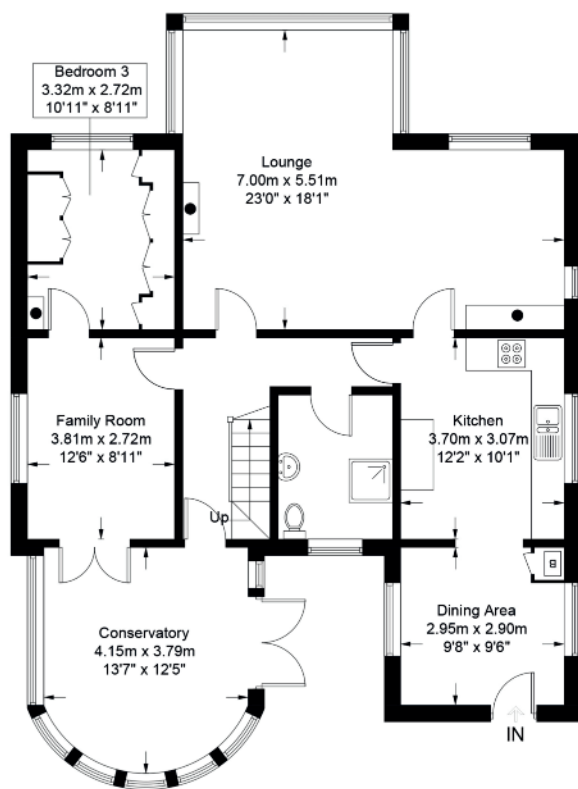
DIRECTIONS

From Belfast Road continue onto Queensway. Number 151 is on the left.

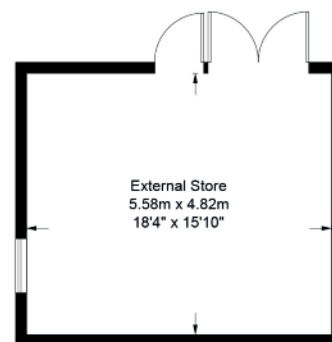
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



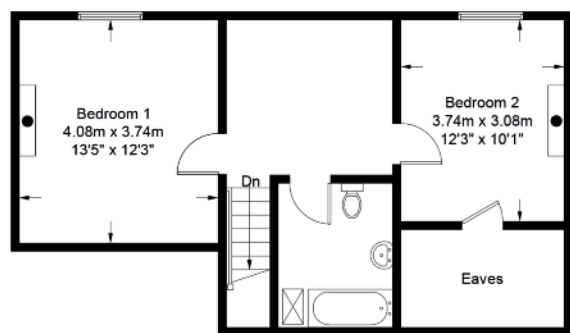
151 Queensway



Ground Floor

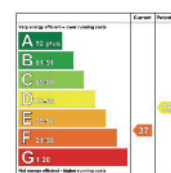


(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020(ID686424)



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