



20 WOODBROOK MANOR, LISBURN, BT28 0AD

- An Exceptionally Well Presented TownHouse Property Situated Within This Ever Popular Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Recently Built Approximately Two Years Ago And In Nearly New Condition
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Lounge
- Kitchen/Dining Area With Range Of Integrated Appliances
- Three Bedrooms (One With Shower Room En Suite / One With Built In Storage)

PRICE: OFFERS IN THE REGION OF £179,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B83

REF: DL060324SR

- Bathroom With White Suite
- Part Floored Roofspace
- Bark Set Flowerbeds To Front With Paved Path To Entrance Door
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Gas Fired Central Heating System / Alarm System
- PVC Double Glazed Windows And External Doors
- Excellent B83 Energy Rating For Lower Running Costs

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC composite double glazed entrance door. Tiled floor.

CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor.

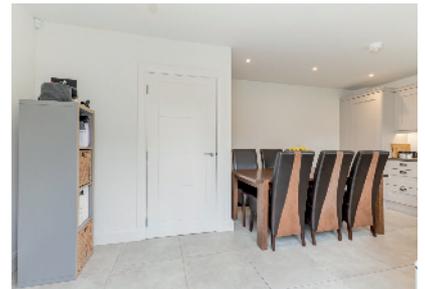
LOUNGE:

13' 9" x 11' 10" (4.20m x 3.60m)

KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

18' 9" x 10' 9" (5.71m x 3.28m)

Measurements taken to widest points. Range of high and low level units. Wood grain effect round edge work surfaces. Integrated oven. Integrated gas hob. Integrated fridge freezer. Integrated dishwasher. Integrated washer dryer. Extractor unit in stainless steel and glass canopy. Single drainer stainless steel sink unit with mixer tap. Storage cupboard with Worcester gas fired boiler. PVC double glazed double doors to rear patio area and garden. Tiled floor. Recessed spotlights.



FIRST FLOOR

BEDROOM (1):
10' 3" x 9' 10" (3.12m x 3.00m)

SHOWER ROOM EN SUITE:
11' 5" x 8' 8" (3.47m x 2.64m)
Shower cubicle with thermostatic shower and tiled walls. Semi pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Chrome finish heated towel rail. Tiled floor. Recessed spotlights.

BEDROOM (2):
11' 5" x 8' 8" (3.47m x 2.64m)

BEDROOM (3):
9' 8" x 9' 2" (2.94m x 2.80m)
Measurements taken to widest points and to include built in storage.

BATHROOM:
White suite. Panelled shower bath with mixer tap and shower attachment. Semi pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Part tiled walls. Tiled floor. Chrome finish heated towel rail. Recessed spotlights. Separate store on landing.

ROOFSPACE:
Part floored.

OUTSIDE

Bark set flowerbeds to front with paved path to entrance door. Enclosed rear garden laid in lawn with paved patio area. Raised bark set flowerbed. Outside tap and light. Garden shed.

DIRECTIONS

From Woodbrook Avenue turn onto Woodbrook Manor. Take the first left. Number 20 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.



TENURE:

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

RATES PAYABLE:

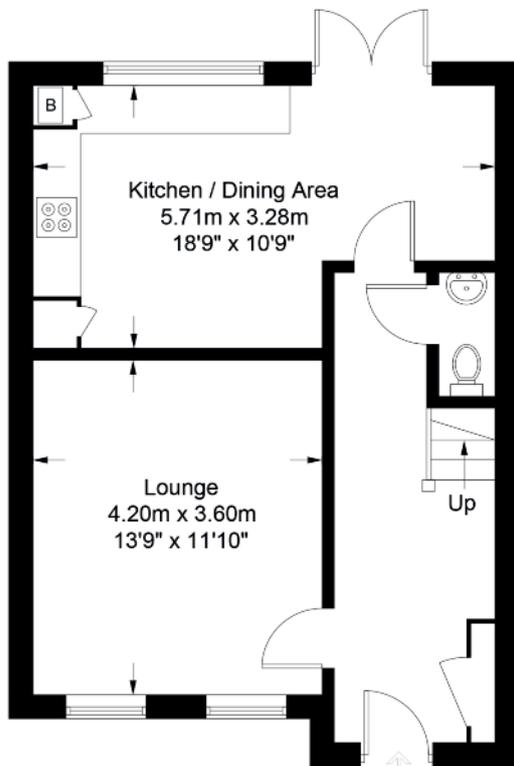
For period April 2023 to March 2024 £836.60

SERVICE CHARGE:

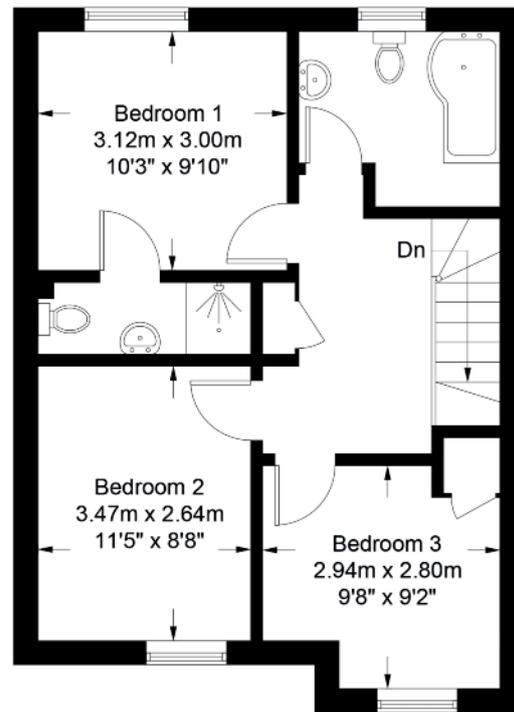
A service charge of £180 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

20 Woodbrook Manor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1054337)

VALUATION SERVICE

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

www.hgraham.co.uk

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