



## 74 Addison Park, Lisburn

**£205,000** Leasehold

**SSTC**

A superb opportunity to purchase a well presented semi-detached bungalow with detached garage, in the popular Addison Park, off the Knockmore Road, Lisburn.

Semi detached bungalow | Lounge | Kitchen/dining | Conservatory | 3 Bedrooms | Shower Room | Gas heating | PVC Double Glazing | Garage | Gardens | Chain free |

**028 9266 3396**

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A superb opportunity to purchase a well presented semi-detached bungalow with detached garage, in the popular Addison Park, off the Knockmore Road, Lisburn.

Addison Park is conveniently located with schools for all ages, local shops and public transport all within easy reach, while Lisburn city centre is about 2 miles away via the Ballinderry or Moira Roads.

The accommodation briefly comprises entrance hall, lounge, kitchen with dining area with conservatory off, 3 bedrooms and shower room.

Outside, the property has a tarmac driveway leading to a detached garage. There are easily maintained gardens to the front and rear.

The property has PVC double glazed windows and external doors and benefits from gas central heating.

The sale is chain free and viewings are available through Falloon Estate Agents.

Tenure: Leasehold

Parking options: Driveway, Garage, Off Street

Garden details: Front Garden, Private Garden, Rear Garden

### Entrance hall

Part glazed mahogany effect PVC door. Glazed side panel. Part laminate flooring. Storage cupboard. Access to roofspace.

### Lounge

w: 4.19m x l: 4.72m (w: 13' 9" x l: 15' 6")

Feature fireplace with wooden surround and marble inset and hearth. Cornice. Laminate flooring. Double panelled radiator.

### Kitchen/dining

w: 3.34m x l: 4.9m (w: 10' 11" x l: 16' 1")

Good range of high and low level units with beech effect finish. Stainless steel sink unit, mixer tap. 5 ring gas hob with electric under oven and stainless steel and glass extractor over. Space for fridge/freezer. Plumbed for washing machine. Tiled splashback. Tiled floor. Spot lights. Under unit lighting. Double panelled radiator. PVC sliding door to conservatory.

### Conservatory

w: 3.08m x l: 3.57m (w: 10' 1" x l: 11' 9")

Tiled floor. Double panelled radiator. PVC door to rear.

### Bedroom 1

w: 2.88m x l: 4.24m (w: 9' 5" x l: 13' 11")

Single panelled radiator.

### Bedroom 2

w: 3.02m x l: 3.64m (w: 9' 11" x l: 11' 11")

Single panelled radiator.

### Bedroom 3

w: 2.27m x l: 3.21m (w: 7' 5" x l: 10' 6")

Single panelled radiator.

### Shower Room

w: 2.17m x l: 3.01m (w: 7' 1" x l: 9' 11")

Corner shower cubicle with panelled walls, 'Bristan' electric shower. Pedestal wash hand basin. Low flush WC. Shaver point. Part tiled walls. Tiled floor. Spot lights. Double panelled radiator.

Hot press/cupboard with gas boiler.



### Outside

Front garden in lawn with flower/shrub beds. Paved paths.

Boundary wall to front with gates to tarmac driveway parking.

Enclosed rear garden with lawn, flower/shrub beds and paved paths and patio area. Gate to driveway.

### Detached Garage

w: 3.79m x l: 5.8m (w: 12' 5" x l: 19' )

Up and over door. Window. Pedestrian door. Light and power.

### Required info under Trading Standards Guidance

#### TENURE

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

#### RATES PAYABLE

Details from the LPSNI website - estimated rates bill £1000.50





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	65	71
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>	65	71
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.