

# RODGERS & BROWNE

15 Lesley Chase, Knockagh Chase  
Upper Road, Greenisland, BT38 8GU

*offers around £285,000*



## *The Agent's Perspective...*

*"Beautifully designed by the renowned Coogan & Co Architects to offer a spacious and bright family home maximising the rooms both with layout and storage. The quality of finish is second to none with an attention to detail only found within Lesley Development homes.*

*Externally there is a spacious garden with a handcrafted stone and views of Knockagh monument.*

*Its setting benefits from many local amenities within Greenisland and Jordanstown including an array of local cafes, restaurants, schools and churches also on the doorstep is Greenisland Golf Club and the main arterial routes linking Belfast City centre via road or rail.*

*The perfect setting to raise or grow a family."*



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Entrance hall



Drawing room



Drawing room

### *The facts you need to know...*

Fabulous semi detached home located within the much admired Lesley Chase Designed by the renowned Cogan Architects

Spacious and bright accommodation

Drawing room with feature fire and herring-bone limed oak laminate flooring

Large L shaped kitchen opening to dining and living room

Fully fitted luxury kitchen with two tone units and integrated appliances comprising of four ring gas hob, oven, dishwasher, washing machine, microwave and fridge freezer plus additional store/pantry

Downstairs cloakroom

Three bedrooms each with built-in ward-robes, main bedroom with luxury ensuite shower room

Luxury bathroom

PVC double glazed, oil fired central heating, alarm system

Fully enclosed rear garden, laid in lawns and patio area, purpose built garden store

Tarmac driveway with parking for two cars

Only minutes from Greenisland train station, Golf Club and main arterial routes linking Belfast City

There are an array of local schools close to hand





Luxury kitchen



Sitting room off the kitchen



## *The property comprises...*

### GROUND FLOOR

Composite panelled front door with glazed top light.

### ENTRANCE HALL

Herringbone limed oak laminate flooring. Staircase leading to first floor, low voltage lighting.

### CLOAKROOM

Low flush wc, half pedestal wash hand basin with mixer tap and mirror above, ceramic tiled floor, low voltage lighting and extractor fan.

### DRAWING ROOM

15' 4" x 12' 0" (4.67m x 3.66m)

Feature Gazco wall mounted gas glass fronted fire, herringbone limed oak wooden flooring, low voltage lighting, glazed door to entrance hall.

### L SHAPED KITCHEN OPENING TO CASUAL DINING AND SITTING AREA

24' 7" x 20' 4" (at widest points) (7.49m x 6.2m)

Extensive range of two tone high and low level cabinets, under unit lighting, marble effect worktops and matching splashback, breakfast bar area, Indesit under oven, four ring gas hob, glass splashback and stainless steel extractor over, integrated dishwasher and fridge freezer, washer dryer and microwave, ceramic tiled floor, large picture windows overlooking the garden and views to Knockagh, double glazed sliding patio door leading to patio and enclosed garden, large walk-in storage area/pantry.





Main bedroom

First Floor

LANDING

Access to roofspace, low voltage lighting. Hotpress with open shelving.

MAIN BEDROOM

11’ 11” x 10’ 2” (3.63m x 3.1m)  
Including extensive range of built-in wardrobes with panelled mirror doors.

ENSUITE SHOWER ROOM

Large fully tiled shower cubicle with electric shower, half pedestal wash hand basin with mixer tap, modern cabinet above, low flush wc, part tiled walls, ceramic tiled floor, low voltage lighting, chrome heated towel radiator.

BEDROOM (2)

13’ 2” x 12’ 1” (4.01m x 3.68m)  
Including extensive range of built-in wardrobes with panelled and mirrored doors.

BEDROOM (3)

7’ 11” x 7’ 8” (2.41m x 2.34m)  
Including large built-in wardrobes.

BATHROOM

White suite comprising corner panelled shower bath, chrome mixer and thermostatically controlled shower unit with telephone shower and over drencher, curved shower screen, low flush wc, wall mounted sink unit and cabinet below, ceramic tiled floor, part tiled walls, chrome heated towel radiator.

Outside

HANDMADE OUTSIDE STORE

7’ 10” x 5’ 11” (2.39m x 1.8m)

Outside tap. Outside power. Outside light.

Fully enclosed rear garden laid in lawns and flagged patio area.  
Tarmac driveway with parking for two cars.



Main bedroom



Bathroom

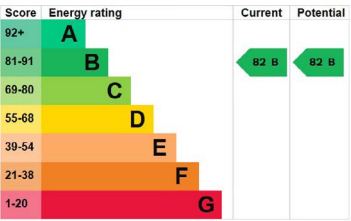


Bedroom 2



THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE			
	Y	N	N/A
Is there a property management company?		X	
Is there an annual service charge?		X	
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?			X
Are there any existing planning applications?		X	
Is the property of standard construction?		X	
Is the property timber framed?	X		
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?		X	
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?		X	

ENERGY EFFICIENCY RATING (EPC)



**STAMP DUTY** From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

TENURE: Freehold

**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 is £1566.00

**VIEWING:** By appointment with **RODGERS & BROWNE**.



## Location

Travelling from Greenisland Golf Club toward Jordanstown, Lesley Chase will be 100 yards on your left.



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