

# RODGERS & BROWNE

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

*offers around £315,000*



## *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. It's 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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Drawing room



Drawing room



Entrance hall

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

Fabulous, 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 herringbone 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 wardrobes, main bedroom with luxury ensuite shower room

Luxury bathroom

PVC double glazed, gas 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 open to dining and sunroom



## *The property comprises...*

### **GROUND FLOOR**

PVC double glazed door with top light to:

#### **ENTRANCE HALL**

Limed oak herringbone laminate floor, staircase to the first floor, painted spindles, handrail and Newel post.

#### **CLOAKROOM**

Low flush wc, half pedestal wash hand basin and mixer tap, ceramic tiled floor, low voltage lighting.

#### **DRAWING ROOM**

15' 5" x 12' 1" (4.7m x 3.68m)

Feature wall hung gas, glass fronted fireplace, limed oak herringbone laminate floor, low voltage lighting.

#### **LUXURY KITCHEN OPEN TO DINING AND SUNROOM**

23' 6" x 20' 1" (7.16m x 6.12m)

Extensive range of high and low level two tone cupboards, under unit lighting, marble effect worktops and splashback, four ring gas hob with stainless steel extractor above, under oven, single drainer stainless steel sink unit and mixer tap, integrated fridge freezer, eyelevel microwave and dishwasher, concealed gas boiler, ceramic tiled floor throughout, low voltage lighting, breakfast bar area, additional store, double glazed sliding patio door to walled garden.





Main bedroom

First Floor

**LANDING** Access to roofspace. Hotpress with shelving.

**MAIN BEDROOM**  
10’ 4” x 10’ 1” (3.15m x 3.07m)  
Plus extensive range of built-in wardrobes with mirrored doors.

**ENSUITE SHOWER ROOM**  
Fully tiled shower cubicle with electric shower over, half pedestal wash hand basin and mixer tap, low flush wc, heated towel radiator, part tiled walls, ceramic tiled floor, wall mounted mirror and storage, low voltage lighting.

**BEDROOM (2)**  
12’ 0” x 12’ 0” (3.66m x 3.66m)  
Plus built-in wardrobe with mirrored doors.

**BEDROOM (3)**  
7’ 10” x 7’ 8” (2.39m x 2.34m)  
Including built-in wardrobe.

**BATHROOM**  
White suite comprising shower panelled bath, curved shower screen, thermostatically controlled shower unit with telephone shower and over drencher, low flush wc, wall mounted wash hand basin with mixer tap and cupboard below, ceramic tiled floor, part tiled walls, heated towel radiator.

Outside

Walled garden to the rear laid in lawns, patio area and handcrafted shed.

Outside power. Outside tap. Outside light.

Tarmac driveway with parking for two cars.



Ensuite shower room



Bedroom two



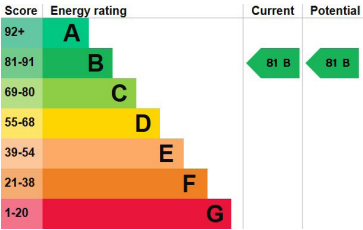
Bathroom



Bedroom three

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 £1,566.00

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



## Location

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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F (028) 9042 1400

[info@roddgersandbrowne.co.uk](mailto:info@roddgersandbrowne.co.uk)

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