



We are delighted to present this charming semi-detached home to the market in this popular and private cul-de-sac locality. Set just minutes' walk from Lisburn City Centre and in close proximity to the Lagan Valley Hospital and Sprucefield Shopping Centre in is sure to appeal to many.

Exceptionally well presented by its current owners it offers well-proportioned living accommodation through the ground floor, with very generous bedrooms across the first floor and luxury family bathroom. Ideal for modern family living.

Generous front and rear gardens with detached garage mean it is extremely suitable for a range of prospective purchasers. In close proximity to leading schools, bus connections and local shops; early viewing is recommended.

Offers Around
£179,950

3 Waverley Avenue,
LISBURN,
BT28 1JS

Viewing by
appointment with
& through agent
028 9266 1700

- Nestled within this desirable cul-de-sac
- Just minutes' walk from Lisburn City Centre and Lagan Valley Hospital
- Generous Lounge with feature Fireplace
- Contemporary Living Kitchen/Living/Dining Area
- Separate Utility and WC
- Three well-proportioned Bedrooms
- Luxury Family Bathroom
- uPVC Double Glazing
- Oil Fired Central Heating
- Driveway Parking to front for multiple vehicles
- Detached Single Garage
- In close proximity to leading schools and local amenities
- Early viewing is recommended
- Driveway parking to the front for multiple vehicles leading to detached garage. Easy maintenance front garden with low level shrub planting.
- Fully fenced and enclosed rear garden with sheltered patio area and lawn.
Detached rear garden

The Property Comprises:

Ground Floor

ENTRANCE HALL: uPVC front door with double glazed side panels, Parquet flooring, cornice, panelling to stairs.

WC: Ceramic tiled floor, low flush wc, corner wash hand basin.





LOUNGE: 13' 11" x 12' 10" (4.23m x 3.91m)



KITCHEN/DINER: 19' 8" x 12' 5" (6.0m x 3.78m) Ceramic tiled floor, range of high and low level units, 1 1/2 bowl stainless steel sink, subway tiled splashbacks, Zanussi electric oven, 4 ring Zanussi electric hob, stainless steel extractor with glass pelmet, integrated Beko dishwasher, low level fridge, multi fuel stove on slate hearth, cornice, spot lights.

UTILITY ROOM: Ceramic tiled floor, plumbed for washer & drier, low level bench and high level unit, solid wood panelled door out to rear garden.

First Floor

LANDING: Access to roofspace.



BEDROOM (1): 9' 8" x 13' 11" (2.94m x 4.24m) Space for wardrobes.



BEDROOM (2): 9' 9" x 12' 3" (2.97m x 3.74m) Space for wardrobes.



BEDROOM (3): Integrated wardrobe.



BATHROOM: Ceramic tiled floor, floor to ceiling tiling, low flush wc, wall mounted vanity sink unit, panelled bath with Mira shower over, shower screen, chrome heated towel rail, spots and extractor fan, hotpress off.

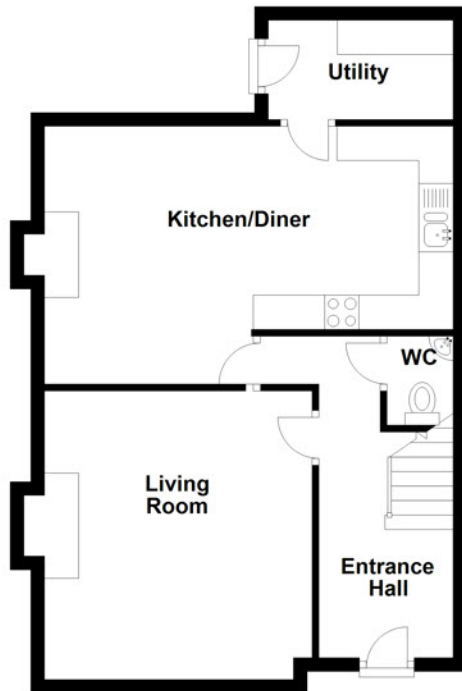


Outside

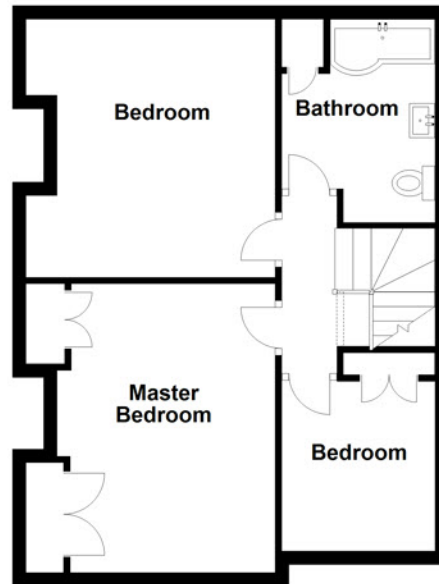
Driveway parking to the front for multiple vehicles leading to detached garage. Easy maintenance front garden with low level shrub planting. Fully fenced and enclosed rear garden with sheltered patio area and lawn.

DETACHED GARAGE: Up and over door, power and light.

Ground Floor
Approx. 51.8 sq. metres (557.0 sq. feet)



First Floor
Approx. 46.2 sq. metres (497.4 sq. feet)



Total area: approx. 98.0 sq. metres (1054.4 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

3 Waverley Avenue

Location:

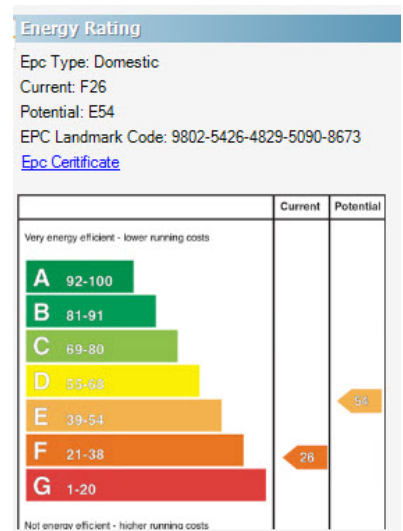
When heading out of Lisburn towards Sprucefield, continue past the Lagan Valley Hospital and Euro Spar filling station and Waverley Avenue is on the left hand side. No.3 is located immediately on the left at the top of the cul-de-sac.

Lisburn - 028 92 66 1700
Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747

www.templetonrobinson.com



With You
Every Step
of the Way



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.