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This delightful and deceptively spacious end-terrace is ideally located in an extremely convenient and popular location. Recently mildly renovated by its current owners it presents an ideal opportunity for first time buyers and investors alike

The bright and spacious accommodation has been finished to a high specification and the house enjoys one of the best sites with green spaces and mature trees to front side and rear.

Set in a quiet location, yet remaining convenient to a variety of local amenities including shops, schools and public transport routes, this fine home can only be fully appreciated on internal inspection.

Offers Around  
£99,950

12 Beechwood  
Grove,  
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BT28 2UU

Viewing by  
appointment with  
& through agent  
028 9266 1700

12 Beechwood Grove,  
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BT28 2UU

## Property Features

Well Presented End Terrace Property in a Convenient Location

Spacious Lounge

Modern Fitted Kitchen

Generous Under stair and First Floor Storage

3 Well Proportioned Bedrooms

Bathroom and separate WC

Well Presented Throughout

Gas Central Heating

uPVC Double Glazing Throughout

Front Garden in Lawn & Enclosed Rear Garden with Sitting Area

Close to Local Amenities Including Shops & Public Transport

Convenient to a Range of Leading Schools

Early Viewing is Recommended

## Location:

When travelling out of Lisburn along the Prince William Road take right into the Glenavy Road. Take the first left into Rathvarna Drive and then Beechwood Gardens is the fourth cul-de-sac on the left.

## Property Comprises

### Ground Floor

ENTRANCE HALL: Solid wood glazed door, laminate wood floor.

LOUNGE: Laminate wood floor.

KITCHEN/DINER: Range of High and low level units, ceramic tiled splashbacks, stainless steel side draining sink, integrated electric oven, ceramic hob with extractor over, space for washer/drier. Storage under stairs and upvc glazed door out to rear garden.

### First Floor

LANDING: Hotpress and cupboard off, slingsby ladder, access to roofspace.

BEDROOM (1): Integrated wardrobe.

BEDROOM (2): Integrated wardrobe.

BEDROOM (3): Integrated wardrobe.

BATHROOM: Part tiled walls, wash hand basin, panelled bath with Mira power shower over.

WC: Low flush wc, pedestal wash hand basin with mixer tap.

### Outside

Front Garden laid in lawn with generous parking to the front.

Fully enclosed and fenced rear garden with easy maintenance gravel and paved area with small rear lawn. Gate out to common green space with mature trees to the rear.

