



This attractive extended semi detached home is conveniently located just off the Belsize Road and Moss Road providing easy access to a wide range of amenities in Lisburn and the surrounding areas.

The property itself offers generous adaptable accommodation throughout which is further enhanced by the many fine features such as triple glazing throughout.

The accommodation is thoughtfully designed and is ideally suited to cater for all those modern day living family requirements with a fantastic open plan modern fitted kitchen with dining/ living area, separate utility room, downstairs wet room and a generous family room with feature fireplace. The first floor has three well proportioned bedrooms and shower room.

This is an ideal opportunity to purchase in this extremely popular location and internal inspection is highly recommended.

Offers Over  
£179,950

43 Greenburn Park,  
LISBURN,  
BT27 4LS

---

Viewing by  
appointment with  
& through agent  
028 9266 1700

- Extended Semi Detached Property in and Extremely Popular Location
- Spacious Lounge with Feature Fireplace
- Modern Fitted Dining Kitchen Open to Living Area
- Dining Room/Snug
- Downstairs Wet Room and Utility Room
- Three Bedrooms
- Shower Room with 3 Piece Suite
- Triple Glazed Oak uPVC Windows & Gas Heating
- uPVC Fascias and Soffits
- Detached Garage and Gardens in Lawn to Front, Enclosed Decking to the Rear



The Property Comprises:

Ground Floor

ENTRANCE HALL: Composite front door.



LOUNGE: 13' 1" x 12' 0" (3.99m x 3.66m) Bow window, feature fireplace, cast iron inset, wooden surround.



DOWNSTAIRS WET ROOM: Shower, vanity wash hand basin, low flush WC, ceramic tiled floor, heated towel rail.



KITCHEN/DINING/LOUNGE: 13' 9" x 22' 8" (4.19m x 6.91m) 1 1/2 stainless steel sink unit, high and low level units, Belling range, island with storage and breakfast bar, extractor fan, ceramic tiled splashback, feature electric fire, patio doors to rear.

UTILITY ROOM: 1 1/2 stainless steel sink unit with mixer tap.



DINING ROOM: 10' 0" x 9' 6" (3.05m x 2.9m)



First Floor

MASTER BEDROOM: Eave storage.



BEDROOM (2): 13' 0" x 11' 10" (3.96m x 3.61m) Built in mirrored wardrobes.

BEDROOM (3): 8' 9" x 8' 11" (2.67m x 2.72m) Gas boiler.



SHOWER ROOM: Electric shower, pedestal wash hand basin, low flush WC, part tiled walls.

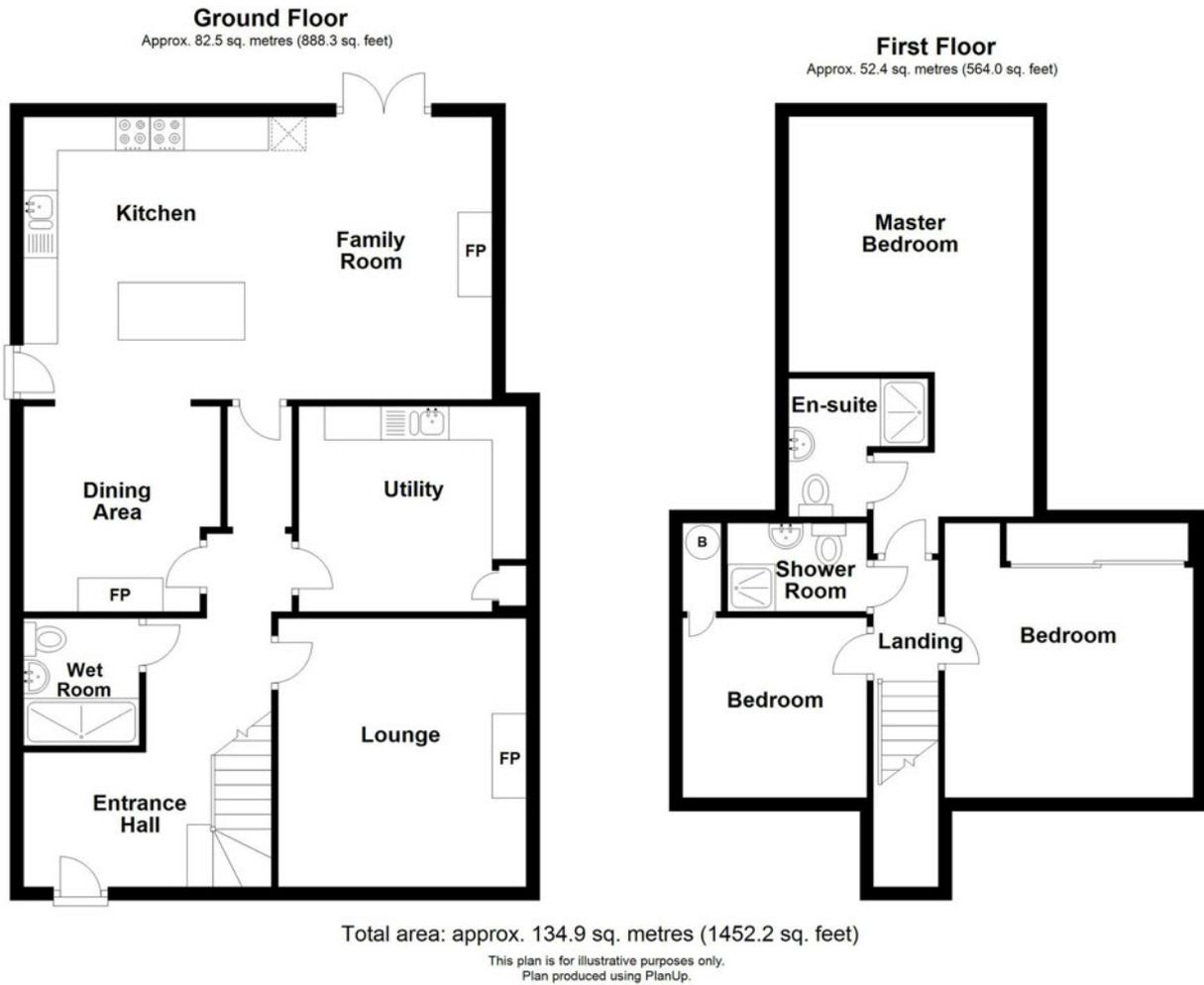




Outside

GARAGE:

Paved gardens to front, decking to rear.



## Location:

From Belsize Road turn on to Moss Road and Greenburn Park is on the left hand side

- 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

Energy Rating			
Epc Type: Domestic			
Current: D56			
Potential: C71			
EPC Landmark Code: 2856-3003-6209-5009-3200			
<a href="#">Epc Certificate</a>			
		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	56	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

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.