



53 Warren Gardens represents a good opportunity to acquire a well-proportioned detached property positioned on the cusp of Lisburn City Centre. The address offers ease of access for the city commuter to both Belfast and Lisburn City Centres with doorstep convenience to a range of local shops, schools and eateries.

In short, the property comprises of a spacious hallway, front reception room with bay window and fireplace, separate dining room, galley style kitchen with range of built in units, three good sized bedrooms and a family bathroom with white suite.

The property further benefits from UPVC double glazing throughout, oil fired central heating, a generous tarmac driveway with off street parking for several cars, detached garage with compartments to the front and rear and an enclosed private rear garden with easterly aspect catching the sun.

With excellent potential, generous living accommodation and low maintenance throughout, we are sure this property will be a popular choice amongst buyers. We recommend viewing at your earliest convenience.

Offers Around
£220,000

53 Warren Gardens,
LISBURN,
BT28 1EA

Viewing by
appointment with
& through agent
028 9266 1700

- Well Appointed Three Bedroom Detached Located on the Cusp of Lisburn City Centre
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Three Well Appointed Bedrooms
- Bright Hallway with Built in Storage
- Front Reception Room with Bay Window and Fireplace
- Separate Dining Room with Outlook to Rear
- Galley Style Kitchen with Range of Built in Units
- Family Bathroom with White Suite
- Tarmac Driveway with Off Street Parking for Several Cars
- Enclosed Rear Garden with Easterly Aspect
- Detached Garage with Compartments to Front and Rear
- Oil Fired Central Heating
- uPVC Double Glazing Throughout
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: uPVC double glazed front door with frosted glass insets and side light to . . .

RECEPTION HALL: Solid wood flooring, access to electric meter, under stairs storage cupboard.

LIVING ROOM: 13' 6" x 11' 0" (4.11m x 3.35m) (at widest points into bay window). Outlook to front, solid wood flooring, cornice ceiling, feature fireplace with wood surround and tiled inset and hearth.

DINING ROOM: 13' 8" x 11' 0" (4.17m x 3.35m) (at widest points). Outlook to rear, solid wood flooring, tiled fireplace.

KITCHEN/DINER: 20' 5" x 8' 0" (6.22m x 2.44m) (at widest points). Range of high and low level units, laminate worktops, stainless steel single drainer stainless steel sink unit with chrome taps, four ring touch-screen ceramic hob with built-in extractor fan above, built-in oven and grill, space for fridge freezer, space for washing machine, uPVC access door to rear garden.

First Floor

LANDING: Picture window.

BEDROOM (1): 11' 5" x 10' 5" (3.48m x 3.18m) (at widest points). Outlook to front, solid wood flooring.

BEDROOM (2): 13' 8" x 10' 5" (4.17m x 3.18m) (at widest points). Outlook to rear, solid wood flooring.

BEDROOM (3): 7' 7" x 6' 5" (2.31m x 1.96m) (at widest points). Outlook to front, solid wood flooring.

BATHROOM: White suite comprising low flush wc, bidet with chrome taps, pedestal wash hand basin with chrome taps, corner shower unit with bi-folding door and Mira Sport shower unit with telephone attachment, frosted glass window, laminate flooring, fully tiled walls, access hatch to roofspace, built-in hotpress with built-in shelving.

Outside

Enclosed front garden laid in lawn, tarmac driveway with off-street parking for several cars.

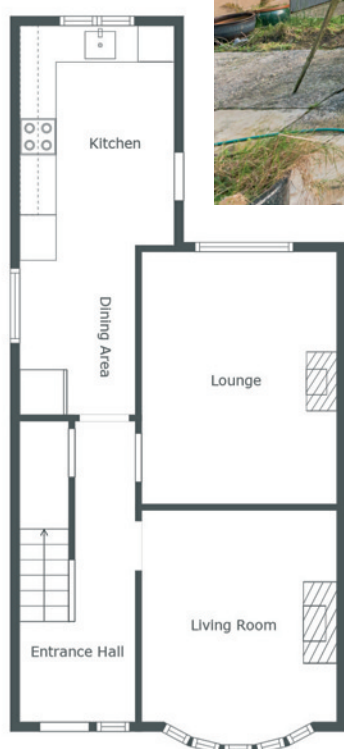
Enclosed private rear garden, laid in lawn with patio. Surrounding hedging and mature trees.

DETACHED GARAGE: Timber doors, uPVC windows, plumbed for washing machine.



Telephone 028 9266 1700

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Floor 1



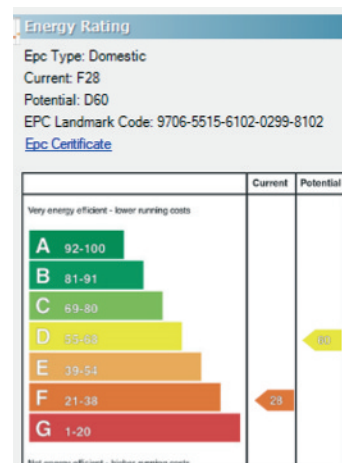
Floor 2



Location:

Warren Gardens is located off the Longstone Road in Lisburn. Coming from the Longstone Road, number 53 is located 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



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