

Bill McKelvey

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Estate Agent
Auctioneer
Property Consultant

FOR SALE

17 Lislane Park

Saintfield



Located within a well established residential setting this property offers potential for future improvement and renovation to create a stylish and comfortable home to your own specification. It provides an excellent opportunity for first time buyers wishing to plant roots in a family friendly area a short walk to the playground and two village primary schools. The property is also ideal for investors who want to add value and this area is in high demand from renters wishing to be in a charming village with excellent transport links to Belfast and within walking distance of coffee shops and restaurants.

3 Bedrooms

Kitchen dining room

First floor shower room and ground floor WC

Oil fired central heating

UPVC Double glazing

Off street parking

Rear garden

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ACCOMMODATION

Entrance hall

UPVC front door with decorative glass panes.

Stairs to first floor.

Lounge

12'9 x 11'1 / 3.9 x 3.4m

Fireplace with open fire.



Kitchen / dining room

11'10 x 17'9 / 3.6 x 5.5m

Range of high and low level units.

Sink unit with 1 ½ basins and single drainer.

Plumbed for washing machine and dishwasher.

Walls part tiled.

Under stair storage cupboard.



Rear hall

UPVC back door with glass pane.

Cloak room

WC and wash hand basin.



First floor landing

Linen cupboard with sliding doors, copper water tank and excellent storage space.

Access to loft with drop down ladder, partially floored for storage.



Shower room

7'6 x 5'10 / 2.3 x

Large shower enclosure with Mira Sport electric shower, glass screen and marble effect cladding.

WC and pedestal wash hand basin.

Stainless steel heated towel rail.

Walls part tiled.



Bedroom 1

10' x 11'11 / 3 x 3.6m min.

Recess for wardrobe.

View over rear garden.



Bedroom 2

10'2 x 11'3 / 3.1 x 3.4m min.

Recess for wardrobe.

Bedroom 3

7'3 x 8'4 / 2.2 x 2.6m max.

Exterior

Parking space to the front and paved patio area.

Paved rear yard.

Outside tap.

Boiler.

PVC oil tank.

Pedestrian access to the rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Price: Offers in the region of £155,000.

Rateable Capital: £77,500.00 (From Ipsni.gov.uk)

Rates payable per annum: Approximately £818.

Tenure: Believed to be Freehold.

Viewing: Strictly by appointment with agent.

Directions: Coming into Saintfield on the A7 from Belfast, at the crossroads turn right onto Main Street. At the next crossroads turn left into Downpatrick Street which becomes Listooder Road. Go along for half a mile and turn right into Lislane Park. Turn into the second street of the left.

ID: As a business carrying out estate agency work when we enter into a relationship with a customer, we are required to verify the identity of purchasers and sellers as outlined in Money Laundering and Financial Sanctions Regulations. In accordance with legislation any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with us. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary).