



9 Ballantine Avenue, Hillhall Road, Lisburn, BT27 5FD

Asking Price £365,000

Situated only a few minutes from Lisburn City, Ballantine Gardens offers convenience to all the high street shops, restaurants and entertainment facilities as well as being only a short drive to Sprucefield Shopping Centre. With motorway access in both directions and leading primary and post primary schools close by, this property would make an ideal first time purchase and / or family home.

Internally the property comprises spacious lounge to the front with a superb kitchen / dining / living to rear, utility area and downstairs w/c.

On the first floor there are two double bedrooms one with en-suite and dressing room with a further three bedrooms two of which have access to a Jack & Jill style en-suite. From one of the bedrooms there is access via fold down ladder to a fantastic roof space, floored for storage.

Outside the property benefits from double driveway with side by side parking and enclosed rear garden that captures the afternoon sun. This particular home fronts on to a pleasant green area that provides added communal space.

An excellent, efficient modern home.

- Spacious Semi Detached Home
- Two of The Bedrooms Also Have Access To Jack & Jill Style En-suite
- Fantastic Kitchen / Dining Living To The Rear
- Family Bathroom Suite
- Driveway With Ample Parking To The Front
- Five Bedrooms Master With En-Suite & Dressing Room
- Spacious Lounge To The Front
- Utility Room & Downstairs w/c
- Gas Heating / Double Glazed
- Enclosed Patio & Garden Finished In Artificial Grass

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC



Entrance Hall



Panelled front door with fan light to entrance hall. Tiled flooring. Under stairs storage.

Down-stairs w.c



Sink unit with mixer taps. Low flush w.c Tilled flooring. Spot-lights.

Lounge 16'2 x 11'4 (4.93m x 3.45m)



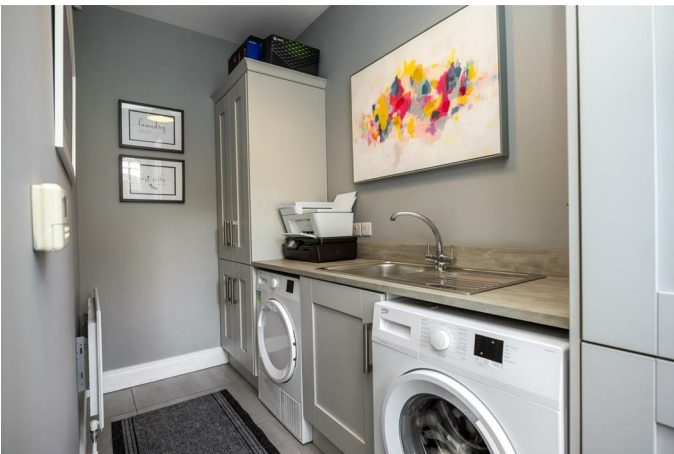
Decorative fireplace and surround housing an electric fire.

Kitchen/Dining/Living 32'4 x 12'1 (9.86m x 3.68m)



Superb shaker style filled kitchen with an excellent range of units, built-in 5 ring gas hob, with stainless steel overhead extractor fan, eye level oven, microwave, Centre Island with concealed blue tooth speaker within the island, housing single drainer sink unit with mixer taps,, integrated dishwasher, breakfast bar. Additional bank of units with wine rack and space for American style fridge. Tiled flooring. Pvc doors to patio and garden.

Utility Area



Range of units. Single drainer sink unit with mixer taps. plumbed for washing machine. work surface. Tiled flooring. Access to rear patio & garden.

First Floor



Bedroom One 18'9 x 11'5 (5.72m x 3.48m)



(at widest point)

Dressing area

Walk in dressing room with robes.

En-suite



Comprising corner shower cubicle with chrome shower unit, wash hand basin with mixer taps and storage below, vanity mirror above, low flush w.c, spot-lights, Tiled flooring.

Bedroom Two 14;8 x 11'6 (4.27m;2.44m x 3.51m)



2nd Floor



Bedroom Three 14'2 x 11'4 (4.32m x 3.45m)



Access to Jack & Jill style en-suite.

Jack & Jill Style En-suite



Comprising walk in shower cubicle with chrome shower unit, wash hand basin with mixer taps, low flush w.c

Bedroom Four 11'3 x 10'3 (3.43m x 3.12m)



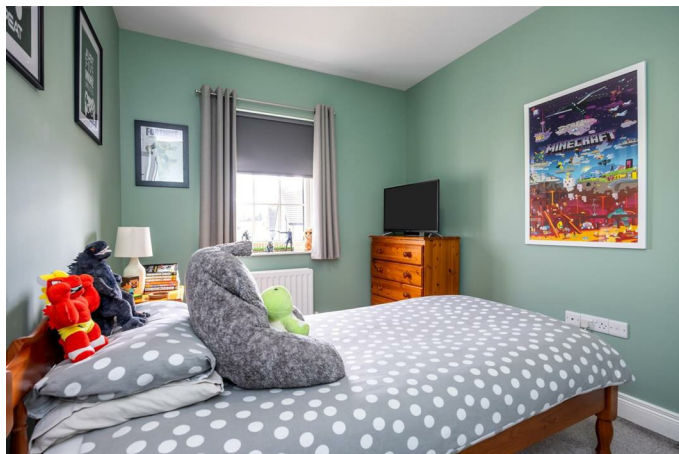
Access to Jack & Jill style en-suite.
Access to Roof space via fold down ladder.

Roof space

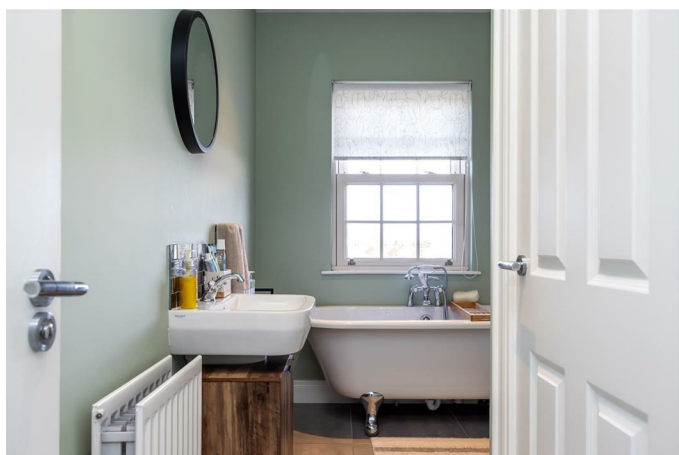


Floored for storage.

Bedroom Five 11'1 x 8'4 (3.38m x 2.54m)



White Bathroom Suite



Comprising free standing oval bath with mixer taps and telephone hand shower, wash hand basin with storage below, low flush w.c Tiled flooring. Spot-lights. Hot-press.

Outside Front



Double brick paved driveway with ample parking.

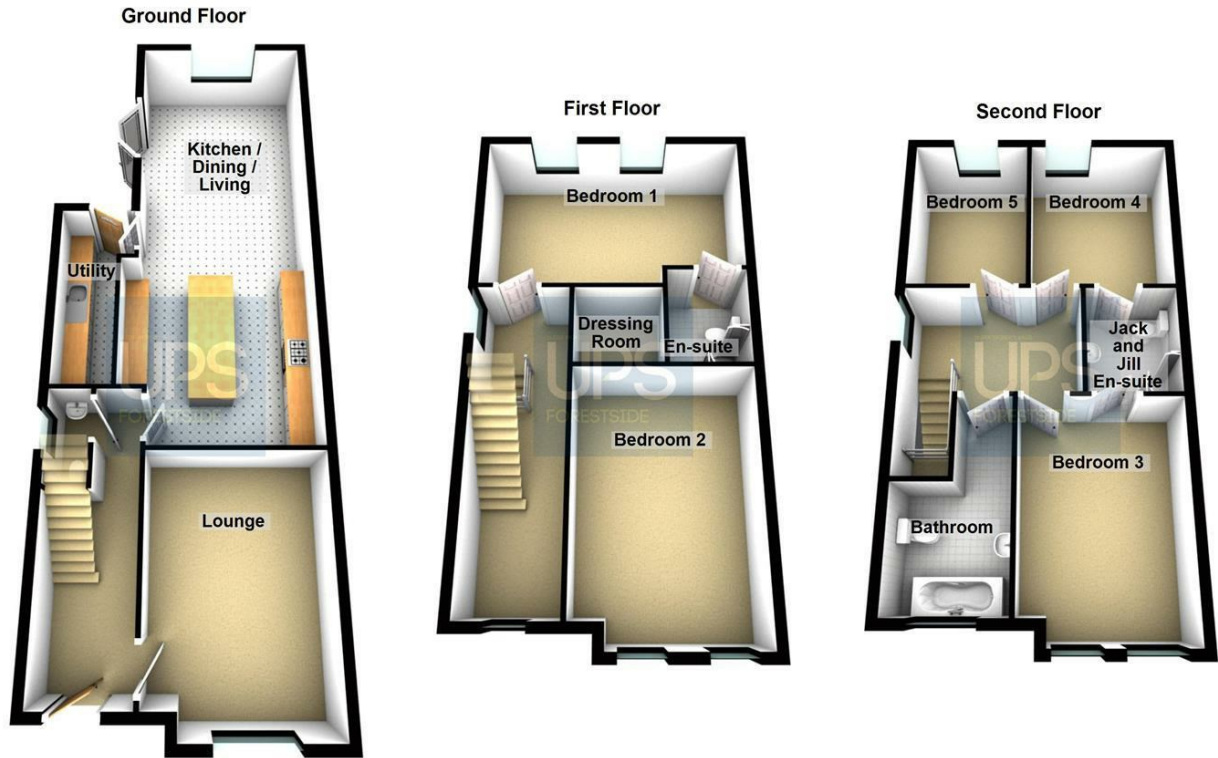
Outside Rear



From the kitchen / dining / living access is provided to the enclosed flagged patio area and garden that has been finished in artificial grass, bordered by timber fencing.

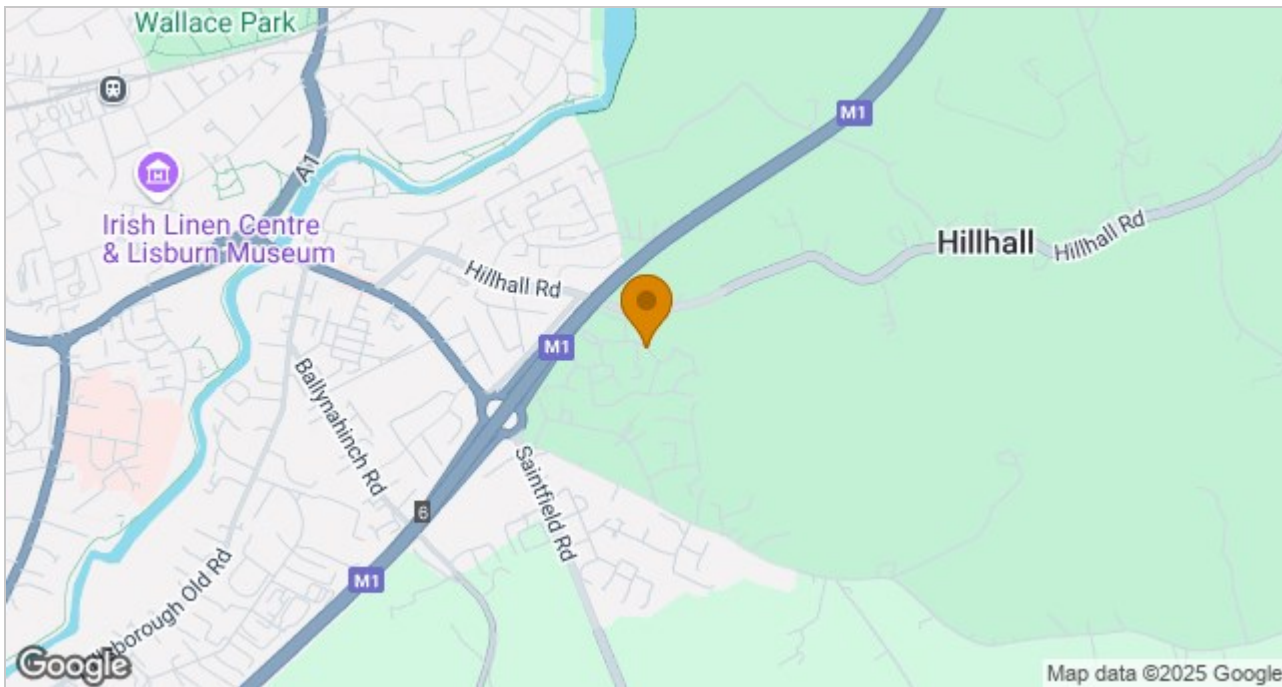


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. N1051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark