



We are delighted to bring to the sales market this superbly appointed versatile detached family home occupying an excellent position on an extensive private corner site. Positioned just off the Kesh Road, the property provides ease of access for the city commuter to Belfast and Hillsborough Village and is within striking distance of Lisburn City Centre with a range of local amenities and lies within the catchment area to the region's most prestigious schools.

To the ground floor, the property provides a bright and airy reception hall with under stairs storage, spacious lounge with dual aspect windows, kitchen diner with access to rear garden, downstairs bathroom with white suite and a separate living room which could be used as a fourth bedroom or playroom. The first floor of the property provides two further well-appointed bedrooms with a range of excellent built in eaves storage which is easily accessible.

The property further benefits from UPVC double glazing throughout, oil fired central heating, tarmac driveway with private off street parking for several cars, detached garage with electric roller shutter, mature private front and side gardens, enclosed rear decking area ideal for entertaining, an extensive private rear garden with views across rolling countryside and an office / garden pod equipped with lights and power supply.

Providing versatile living accommodation throughout and occupying an absolutely superb extensive site with endless potential, we recommend viewing at your earliest convenience.

Offers Around
£325,000

7 Cockhill Road,
LISBURN,
BT27 5RS

Viewing by
appointment with
& through agent
028 9266 1700



- Superbly Presented Detached Family Home Occupying an Extensive Private Corner Site
- Ideally Positioned just off the Kesh Road, Lisburn
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres and Further Afield
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre, Moira and Hillsborough Village
- Spacious Hallway with Under Stair Storage and Built in Hot Press
- Three Well Appointed Bedrooms Over Ground and First Floor with Excellent Additional Built in Storage and Slide Robes
- Separate Lounge with Dual Aspect Windows and French Doors to Side Garden
- Living Room with Potential to be Used as a Fourth Bedroom
- Kitchen Diner with Access to Enclosed Outdoor Raised Decking Area
- Family Bathroom with White Suite to Ground Floor
- Further Family Bathroom with White Suite to First Floor
- Tarmac Driveway With Extensive Off Street Parking Leading to a Detached Garage with Electric Roller Shutter
- Mature Front and Side Gardens Laid in Lawns with Surrounding Trees and Shrubs
- Extensive Rear Garden with Views Over Rolling Countryside and Access to a Garden / Office Pod with Light and Power Supply
- Planning Permission Granted for a Single Storey Extension to Rear
- Oil Fired Central Heating and UPVC Double Glazing
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

uPVC double glazed front door with glass insets and side light to . . .

RECEPTION HALL: Generous understairs storage area. Access to hotpress with insulated copper cylinder.



LIVING ROOM: 16' 4" x 14' 0" (4.98m x 4.27m) (at widest points). Dual aspect, outlook to front garden, uPVC double glazed French doors to rear garden, feature fireplace with Portuguese limestone surround and gas coal fire, laminate wood effect flooring.



BEDROOM (4)/LOUNGE: 14' 0" x 10' 2" (4.27m x 3.1m) (at widest points). Outlook to front.



KITCHEN/DINER: 11' 9" x 11' 7" (3.58m x 3.53m) (at widest points). Bespoke fitted kitchen with range of high and low level units, laminate worktops, ceramic sink with chrome mixer tap, tiled floor, part tiled walls, space for free standing cooker, built-in extractor fan, uPVC double glazed door to rear garden.



BEDROOM (3): 11' 7" x 7' 0" (3.53m x 2.13m) (at widest points). Outlook to rear garden, built-in Sliderobes.



SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome taps, panelled bath with chrome taps, part tiled walls, tiled floor, corner shower unit with glass bi-folding door, shower unit with thermostatic control valve and telephone attachment.



First Floor

LANDING: Access hatch to roofspace.

BEDROOM (1): 14' 5" x 11' 2" (4.39m x 3.4m) (at widest points). Outlook to rear garden, excellent additional storage into eaves, built-in Sliderobes.



BEDROOM (2): 11' 3" x 10' 2" (3.43m x 3.1m) (at widest points). Outlook to front, built-in Sliderobes, excellent additional built-in storage into eaves.



FAMILY BATHROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap and built-in vanity unit, corner shower cubicle with glass folding door, Mira Sport electric shower with telephone attachment, part tiled walls tiled floor, low voltage recessed spotlights, extractor fan.



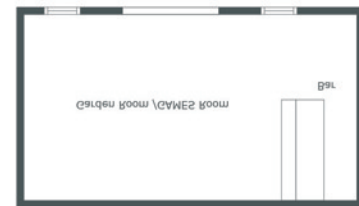
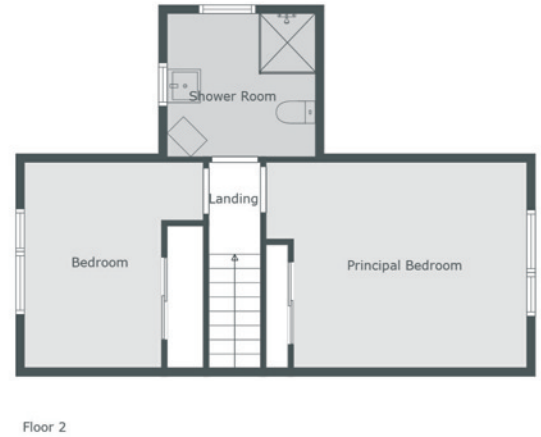
Outside

Raised decking area with veranda with light and outside tap. Tarmac pathway leading to side. Extensive, enclosed, private rear garden on corner site laid in pebbles, south-westerly aspect, additional patio area to rear with fantastic views across rolling countryside. Purpose built bar/office with electric supply. Further access gate to side, access to oil tank and oil fired boiler. Extensive, enclosed front garden laid in lawns with mature shrubs, trees and hedging. Tarmac driveway with off street parking for several cars leading to . . .

DETACHED GARAGE: Electric roller shutter door, plumbed for washing machine and tumble dryer, light and power.

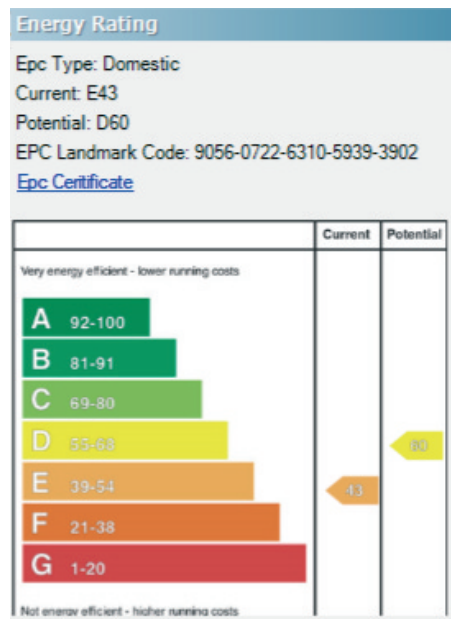






Location:

Cockhill Road is located off the Kesh Road, Lisburn.



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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