



## **20 ANTRIM ROAD, LISBURN, BT28 3DH**

- A Most Impressive And Deceptively Spacious Semi Detached Residence Occupying A Pleasant Setting Within This Highly Desirable Location Convenient To Local Schools For All Ages, Lisburn Train Station And Lisburn City Centre
- Exceptionally Well Presented Retaining Many Original Period Features Throughout
- Entrance Hall With Exposed Brick Wall And Original Staircase
- Spacious Lounge With Marble Fireplace With Coal Effect Gas Fire
- Separate Family Room With Original Plaster Cornice And Pine Floor
- Spacious Living/Dining Area With Re-Claimed Brick Fireplace And Travertine Stone Tiled Floor
- Luxury Richardson Cardy Fitted Kitchen Including Range Style Cooker With Five Ring Gas Hob
- Spacious Utility Room With Adjoining Luxury Tiled Shower Room With Walk In Shower Enclosure

**PRICE: OFFERS IN THE REGION OF £375,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D62**

**REF: DL200325SR**

- Four Bedrooms
- Spacious Victorian Style Bathroom With Freestanding Roll Top Bathtub And Quadrant Shower Cubicle
- Asphalt Area To Front / Delightful Rear Garden With Paved Patio Area And Timber Deck Area
- Gas Fired Central Heating System / Double Glazed Windows

**ACCOMMODATION** Measurements are approximate.

### **ENTRANCE HALL:**

Panelled and double glazed entrance door with leaded and double glazed windows. Feature exposed brick wall. Cornice. Detailed corbels. Staircase with spindled balustrade, traditional newel post and panelling. Travertine stone tiled floor.

### **LOUNGE:**

**27' 11" x 12' 0" (8.51m x 3.66m)**

Measurement taken into bay window. Feature marble fireplace with slate hearth. Coal effect gas fire. Plaster cornice. Built in window seat.

### **FAMILY ROOM:**

**16' 10" x 10' 0" (5.14m x 3.05m)**

Original plaster cornice. Pine floor.

### **SPACIOUS LIVING/DINING ROOM:**

**18' 6" x 15' 6" (5.63m x 4.72m)**

Re-claimed brick fireplace with pitch pine mantel and slate tiled hearth. Multi fuel stove to be replaced by vendor with alternative stove. Recessed spotlights. Travertine stone tiled floor.

### **LUXURY RICHARDSON CARDY FITTED KITCHEN:**

**14' 5" x 10' 0" (4.39m x 3.05m)**

Excellent range of high and low level units with distressed and painted Oak doors and feature granite work surfaces. Franke twin bowl ceramic sink with swan neck mixer tap. Alcove with pitch pine mantel and range style cooker with five ring gas hobs. Travertine stone tiled floor. Recessed spotlights. Plaster cornice. Under unit lighting. Part tiled walls. Panelled and double glazed double doors to rear patio area and garden.

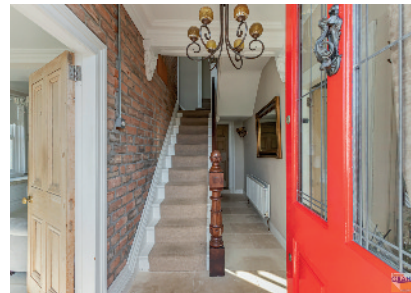
### **SPACIOUS UTILITY ROOM:**

**15' 9" x 8' 7" (4.80m x 2.61m)**

Range of high and low level units. Granite work surfaces. Ceramic sink with swan neck mixer tap. Part tiled walls. Polished porcelin tiled floor. Recessed spotlights. Large roof window.

### **ADJOINING LUXURY TILED SHOWER ROOM:**

Walk in shower enclosure. Thermostatic shower with drencher head and shower attachment. Floating vanity unit with wash hand basin and mono style mixer tap.



Close couple low flush wc. Chrome finish heat  
Feature ceramic tiled walls and floor.

### FIRST FLOOR

#### LANDING:

Feature exposed brick wall. Plaster cornice.  
Built in cupboard with Worcester gas fired  
combi boiler.

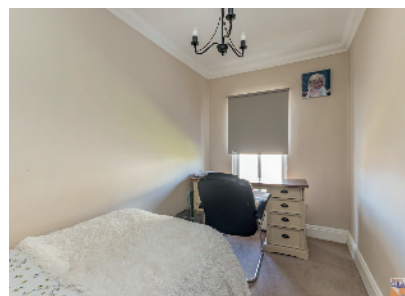
#### BEDROOM (1):

16' 10" x 10' 8" (5.14m x 3.26m)



#### BEDROOM (2):

12' 0" x 10' 8" (3.67m x 3.26m)



#### BEDROOM (3):

15' 8" x 8' 11" (4.77m x 2.73m)

#### BEDROOM (4):

12' 0" x 6' 6" (3.65m x 1.98m)

Measurements taken to widest points.

### SPACIOUS VICTORIAN STYLE BATHROOM:

Freestanding roll top bathtub on ball and claw feet with floor mounted mixer tap.  
Quadrant shower cubicle with shower force shower. Pedestal wash hand basin.  
Close couple low flush wc. Part panelled walls. Pine floor.



### OUTSIDE

Asphalt area to front. Feature rear garden with private aspects. Laid in lawn with  
mature shrubs. Paved patio area. Timber deck area with power point, up lighting  
and pergola. Outside tap and light. Outside storage area.



#### TENURE:

We have been advised the tenure for this property is freehold, we recommend  
the purchaser and their solicitor verify the details.

#### RATES PAYABLE:

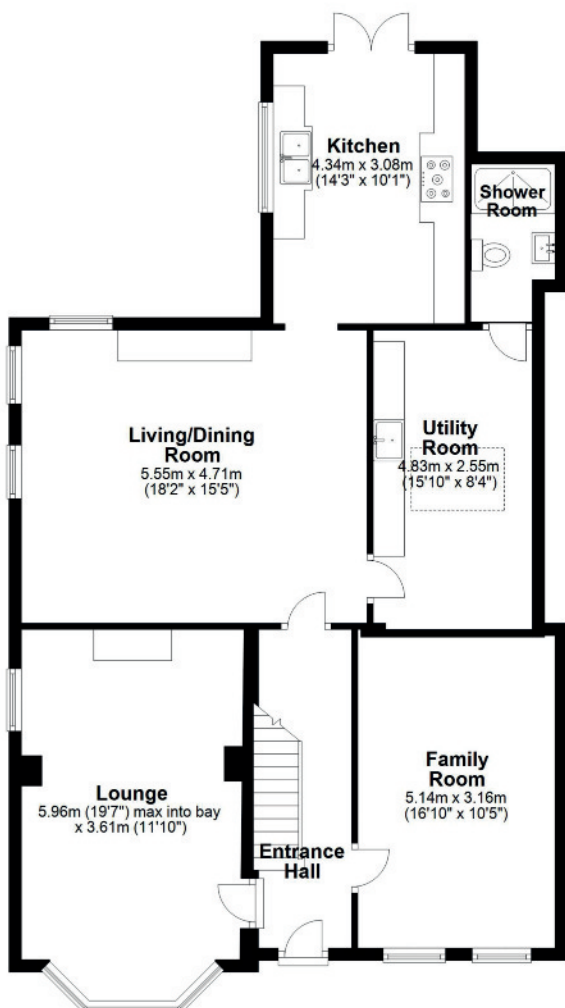
For period April 2024 to March 2025 £1,522.50

#### DIRECTIONS

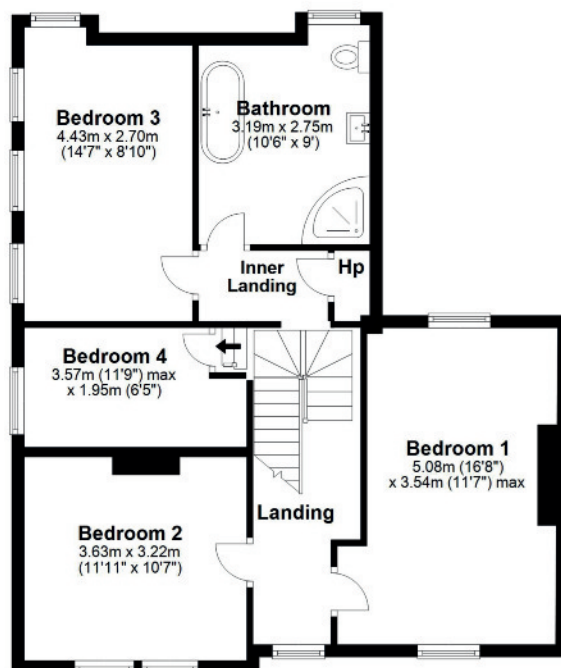
From Lisburn proceed along Antrim Road. Number 20 is on the right.



Ground Floor



First Floor



**VALUATION SERVICE**

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

**www.hgraham.co.uk**

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