





# 30 Blaris Road OIRO £285,000 Freehold

A 3 bedroom detached bungalow occupying a spacious, mature, site in a superb location close to the Sprucefield Centre and M1/A1 Interchange giving superb accessibility to Belfast, Craigavon, Newry and other major centres.

Detached bungalow | Lounge | Kitchen/dining | 3 Bedrooms | Oil fired central heating | Spacious site |



Lisburn City Centre, schools for all ages and other amenities are within a short distance.

The existing accommodation briefly comprises entrance hall, lounge, kitchen with dining area, three bedrooms and bathroom.

The property occupies a large, reasonably level site with good on site parking to the front and a large enclosed rear garden, offering huge scope and potential to extend if additional space is needed (subject to planning permission).

There is oil fired central heating and double glazed windows.

Property with this convenience and size of site seldom come to the open market and as such we fully recommend early viewing to avoid disappointment.

Tenure: Freehold

Parking options: Driveway, Off Street Garden details: Private Garden

## **GROUND FLOOR:**

### **Entrance hall**

Glazed and leaded hardwood entrance door with side panels. Cloaks cupboard. Single panelled radiator.

### Lounae

w: 3.63m x l: 4.5m (w: 11' 11" x l: 14' 9")

Tiled fireplace with open fire. Double panelled radiator.

### Kitchen/dining

w: 4.24m x l: 4.5m (w: 13' 11" x l: 14' 9")

Range of high and low level units. Tiled fireplace with open fire. Panelled walls. Larder cupboard. Tiled floor. Double panelled radiator.

# Bedroom 1

w: 3.3m x l: 4.51m (w: 10' 10" x l: 14' 10")

Tiled fireplace. Built in wardrobe. Double panelled radiator.

### Bedroom 2

w: 2.68m x I: 3.34m (w: 8' 10" x I: 10' 11")
Built in wardrobe. Double panelled radiator.

### Bedroom 3

w: 3.33m x l: 3.33m (w: 10' 11" x l: 10' 11") Tiled fireplace. Double panelled radiator.

### Bathroom

Panelled bath. Wash hand basin. Low flush WC. Tiled floor.

Hot press with copper cylinder and immersion heater.

### Outside

Lawned front garden. Extensive tarmac parking area.

Large rear garden with extensive lawn and patio area. Walled, fenced and hedged boundaries.

Block shed and open fronted stores.

Oil fired boiler in housing. PVC oil storage tank.

Brick shed.

Path to side with gate.

# Required info under Trading Standards Guidance

TENUR

We have been advised the tenure for this property is freehold, we









recommend the purchaser and their solicitor verify the details. RATES PAYABLE
Details from the LPSNI website - Estimated rates bill £1435.50





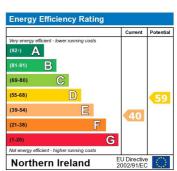






Whilst every attempt has been made to ensure the accuracy of the Scorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, orisission or mis-statement. This plan is the fastinative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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