



7 Aikins Hill represents a superb opportunity to acquire a fantastically appointed three bedroom semi-detached in a small residential development within striking distance of Lisburn City Centre. Constructed around 2020 and providing fixtures and fittings to the highest standard throughout, number 7 provides a superb blank canvas with nothing needing done apart from simply moving in.

This superb address offers ease of access for the city commuter and is ideally positioned just off the Ballinderry Road with a range of local amenities including many popular restaurants, shops and boutiques. The property lies within the catchment area to a range of the country's most prestigious schools and is within walking distance of Lisburn City Centre.

In short, the property comprises of a spacious entrance hall, separate front lounge with wood burning stove, downstairs WC, open plan kitchen dining living space, utility / cloakroom, three well-appointed bedrooms, main bedroom with en-suite shower room, separate family bathroom with modern white suite and a part floored roof space providing excellent additional storage.

The property further benefits from UPVC double glazing throughout, gas fired central heating, tarmac double driveway with ample private off-street parking, front garden laid in lawns and a landscaped private rear garden with fantastic views. Rarely do properties of this calibre present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Around
£249,950

7 Aikins Hill,
LISBURN,
BT28 2XG

Viewing by
appointment with
& through agent
028 9266 1700

- Superbly Presented Three Bedroom Semi Detached in a Quiet Cul-De-Sac Just off the Ballinderry Road, Lisburn
- Constructed Circa 2020 Providing Around 1600 Square Feet of Living Space With High Quality Fixtures and Fittings Throughout
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Within Walking Distance of Lisburn City Centre
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Separate Front Reception Room with Wood Burner and Downstairs WC
- Open Plan Kitchen Living Dining Space with Fitted Kitchen and Ample Space for Casual Dining
- Kitchen with Range of Built in Units and Appliances
- Separate Utility Room with Range of Built in Units and Storage
- Three Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Separate Family Bathroom with Modern White Suite
- Part Floored Roof Space Providing Excellent Additional Storage
- Tarmac Double Driveway with Private Off Street Parking and Front Garden Laid in Lawns
- Enclosed Private Landscaped Rear Garden with Westerly Aspect and Fantastic Views
- Gas Fired Central Heating and UPVC Double Glazing Throughout
- Full Fibre Broadband/Alarm System
- Superb Energy Rating with Low Running Costs
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

Composite front door with glass side light to . . .

RECEPTION HALL: Tiled floor, picture window.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap and tiled splashback with built-in vanity unit, tiled floor, radiator and extractor fan.

LIVING ROOM: 13' 8" x 13' 6" (4.17m x 4.11m) (at widest points). Outlook to front, laminate wood effect flooring, cast iron wood burning stove with slate hearth and wooden sleeper mantle piece.



KITCHEN/DINING: 19' 0" x 18' 8" (5.79m x 5.69m) (at widest points). Bespoke fitted kitchen with range of high and low level units, laminate worktops, stainless steel single sink unit with side drainer and chrome mixer tap, built-in dishwasher, built-in four ring gas hob with stainless steel extractor fan and tiled splashback, tiled floor, built-in high level double oven and grill, built-in larder storage, plumbed for American style fridge freezer, TV point, ample space for casual dining, uPVC double glazed French doors to rear garden.



Telephone 028 9266 1700
www.templetonrobinson.com



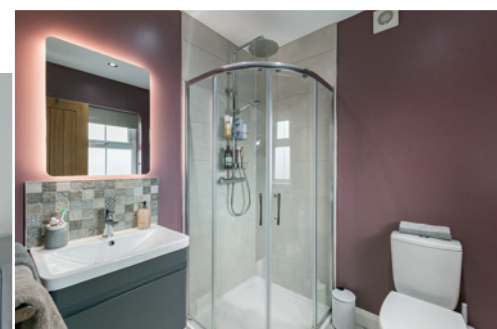
UTILITY ROOM: Range of units, laminate worktops, stainless steel single drainer sink unit with chrome mixer tap and side drainer, plumbed for washing machine and tumble dryer, tiled floor, excellent additional understairs storage and cloaks area, wood panelled walls.

First Floor

LANDING: Access to roofspace via Slingsby ladder, built-in hotpress, Ideal gas fired boiler.

BEDROOM (1): 13' 5" x 12' 4" (4.09m x 3.76m) (at widest points). Outlook to front, built-in Sliderobes.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap, tiled splashback and built-in vanity unit, chrome heated towel rail, corner shower unit with glass sliding door, chrome thermostatic control valve, telephone attachment and rainfall shower head, extractor fan, tiled floor.



BEDROOM (2): 11' 5" x 8' 0" (3.48m x 2.44m) (at widest points). Outlook to rear, laminate wood effect flooring.



BEDROOM (3): 11' 0" x 10' 0" (3.35m x 3.05m) (at widest points). Outlook to rear with fantastic views.



FAMILY BATHROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and tiled splashback, panelled bath with chrome mixer tap and telephone attachment, part tiled walls, tiled floor, corner shower unit with fully tiled shower enclosure with chrome thermostatic control valve and telephone attachment, chrome heated towel rail, low voltage recessed spotlights, frosted glass window, extractor fan.



Outside

Front garden laid in lawn with tarmac walkway to . . .

Enclosed, private rear garden on corner site with westerly aspect, laid in lawn with patio area, access gate to side for bins. Tarmac driveway with off street parking for two cars, feature retaining wall, outside power supply, tap and light.





Location:

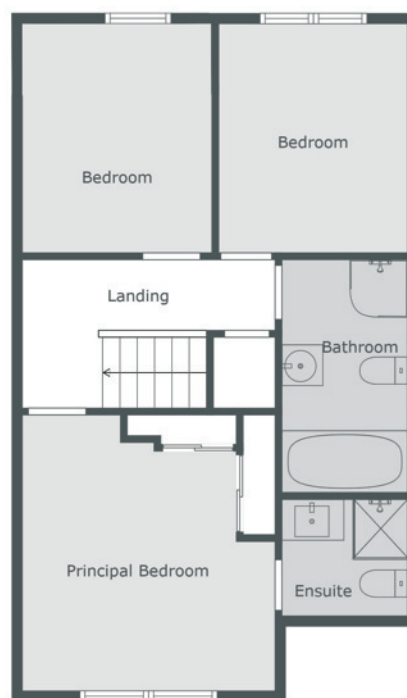
Aikins Hill is located off the Casuseway End Road, Lisburn.

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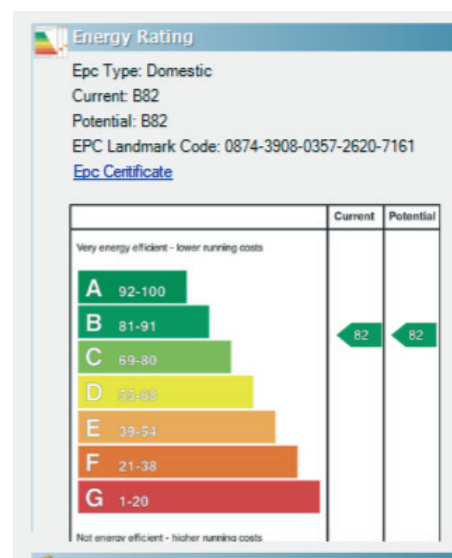
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Floor 1



Floor 2



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