



FOR SALE

12a Bow Street, Lisburn Co. Antrim BT28 1BN
028 9266 9030
info@taylorpattersonestateagents.com
<https://www.taylorpattersonestateagents.com>

4 Burnbrae Avenue, Lisburn BT27 5JE

Offers in the Region of £199,950

PROPERTY DESCRIPTION

A spacious semi-detached home occupying a good site in this mature residential cul de sac just off the Hillhall Road.

Conveniently placed, Lisburn centre is only a few minutes away by car, whilst Belfast is easily accessible via both the Hillhall Road and the M1. The motorway network for both Belfast and The West is only a short distance away, at the Saintfield roundabout.

The property itself boasts an excellent specification including a modern fitted Kitchen, Bathroom and Shower Room, as well as 2 Ensuite Bedrooms; and also enjoys a good size rear garden benefitting from a sunny aspect throughout the day.

Accommodation comprises in brief:- Entrance Porch; Reception Hall; Shower Room; Lounge; Family Room; Kitchen/Dining Area; Utility/Rear Porch.

First floor: Bedroom with Ensuite Shower Room; 2 further Bedrooms (one with shower and wash hand basin behind sliding doors); Bathroom.

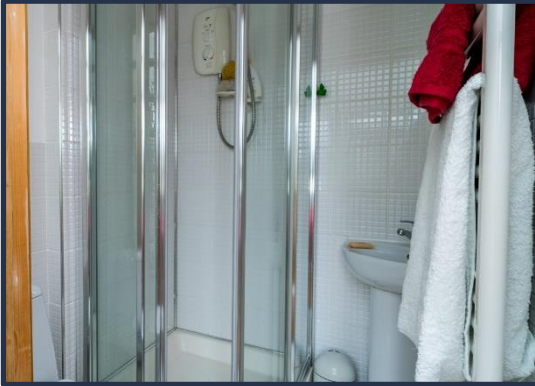
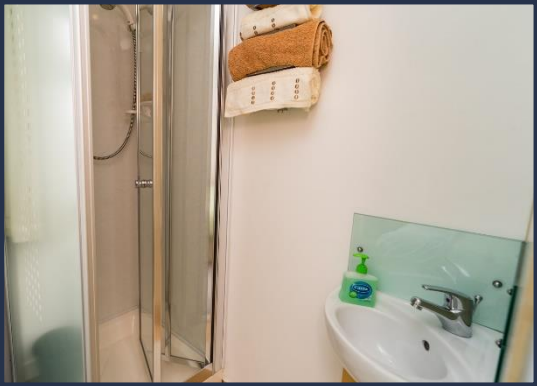
Specification includes: uPVC double windows; uPVC fascias; Oil fired central heating; Alarm system; modern fitted Kitchen with appliances; modern fitted Bathroom with white suite including bath and shower; 2 Ensuite Bedrooms.

Outside: Brick pillared entrance with tarmacadam driveway. Garage/Garden Store (2.978 x 2.616) roller door, light and power. Front garden in lawn.

Good size private rear garden in lawn with timber decked patio area. Mature shrub beds borders, timber fence and hedge surround. Lighting and tap.

LOCATION: Leaving Lisburn on the Hillhall Road, Burnbrae Avenue is on the left hand side, just past the roundabout at Ballantine Gardens.





GROUND FLOOR

ENTRANCE PORCH

uPVC entrance door. Stained wooden flooring.

RECEPTION HALL

uPVC double glazed entrance door and side panel. Oak flooring.

SHOWER ROOM

Large walk-in shower cubicle; enclosed vanity wash hand basin and low flush w.c. with cupboards. Heated towel rail. Downlighters in chrome. Tiled floor.

LOUNGE

4.93m (16'2") x 3.63m (11'11")
Fireplace of sandstone surround, granite inset and hearth. uPVC double glazed `French` doors.

FAMILY ROOM

3.31m (10'10") x 3.12m (10'3")
Fireplace of sandstone surround and raised slate hearth. Coved ceiling. Door to:-

KITCHEN/DINING AREA

4.11m (13'6") x 2.96m (9'9")
Range of units in gloss finish. Granite worktops. `Franke` single drainer stainless steel sink unit with mixer tap. Built-in double oven, 4 ring gas hob and extractor unit over. Integrated dishwasher. Tiled floor. Downlighters in chrome. uPVC double glazed door to:-

UTILITY/REAR HALLWAY

Plumbed for washing machine. Tiled floor. uPVC double glazed rear door.

FIRST FLOOR

BEDROOM 1

4m (13'1") x 3.32m (10'11")
Wall length fitted wardrobes with sliding doors. Vanity wash hand basin with mixer tap. Built-in cupboard.

BEDROOM 2

3.12m (10'3") x 2.78m (9'1")
Laminate wooden floor. Downlighters. Built-in wardrobe with sliding mirror doors.

ENSUITE SHOWER ROOM

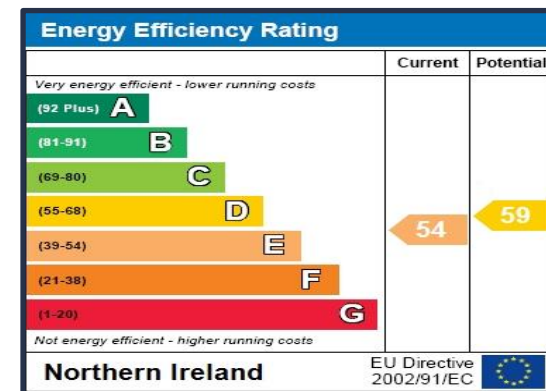
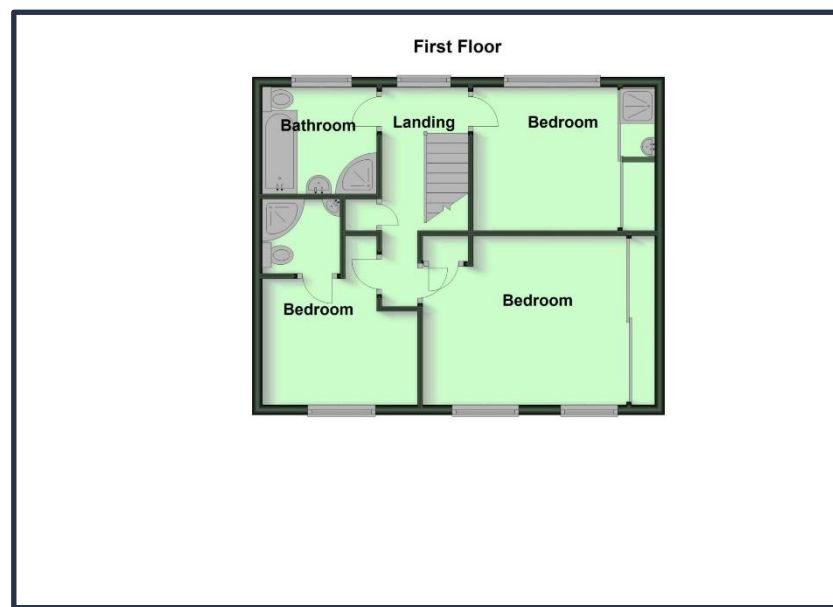
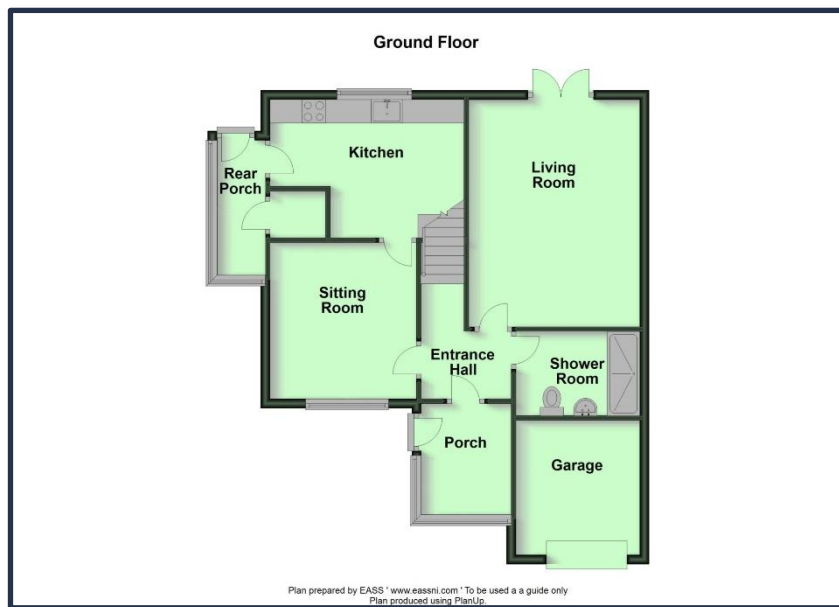
Fully tiled shower cubicle with electric shower, pedestal wash hand basin with mixer tap and low flush w.c. Heated towel rail. Downlighters in chrome. Tiled floor and part tiled walls.

BEDROOM 3

2.97m (9'9") x 2.79m (9'2")
Wall length sliding wardrobe doors - part fitted as wardrobe space and shelving; part concealing shower cubicle with electric shower and wash hand basin with mixer tap.

BATHROOM

White suite comprising bath with mixer tap and shower attachment; floating wash hand basin with mixer tap; low flush w.c. and panelled corner shower cubicle with electric shower. Tiled walls and floor. Heated towel rail.



12a Bow Street, Lisburn Co. Antrim BT28 1BN
028 9266 9030
info@taylorpattersonestateagents.com
<https://www.taylorpattersonestateagents.com>



FOR SALE