



## 13 Brokerstown Road, Lisburn

**OIRO £112,500** Freehold

A 2 bedroom semi detached cottage on a large site with potential to extend, subject to planning.

Attention Developers | Semi detached cottage | Extensive site | Chain free | Lounge | Kitchen/dining | 2 Bedrooms | Double Glazing | Oil fired central heating (not tested) | Priced to allow for updating | Potential to develop subject to planning | Cash / substantial cash buyers sought |

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**FALLOON**  
Estate Agents

A 2 bedroom semi detached cottage on a large site with potential to extend, subject to planning.

The existing cottage is in need of full renovation and has ample scope for extension. The current accommodation comprises entrance porch, lounge, kitchen with dining area, 2 bedrooms and bathroom. Extended accommodation and a large garden would be a rare commodity in this popular location.

Due to the works required we are seeking cash or substantially cash offers.

Internal viewings may be arranged by appointment.

To see the size of the site why not search the Ordnance Survey NI website ( <https://maps.spatialni.gov.uk/> ) for 13 Brokerstown Road.

Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden

#### **GROUND FLOOR :**

##### **Entrance hall**

##### **Lounge**

w: 3.69m x l: 4.57m (w: 12' 1" x l: 15' )  
Fireplace. Open fire.

##### **Kitchen/dining**

w: 2.26m x l: 4.56m (w: 7' 5" x l: 15' )  
Double panelled radiator.

#### **FIRST FLOOR:**

##### **Bedroom 1**

w: 2.99m x l: 3.64m (w: 9' 10" x l: 11' 11")

##### **Bedroom 2**

w: 2.99m x l: 2.99m (w: 9' 10" x l: 9' 10")

##### **Bathroom**

w: 1.75m x l: 1.89m (w: 5' 9" x l: 6' 2")

##### **Outside**

Gate to parking. Large site

We are advised that the drainage for this property and no 15 is to a septic tank located towards the rear of this site.

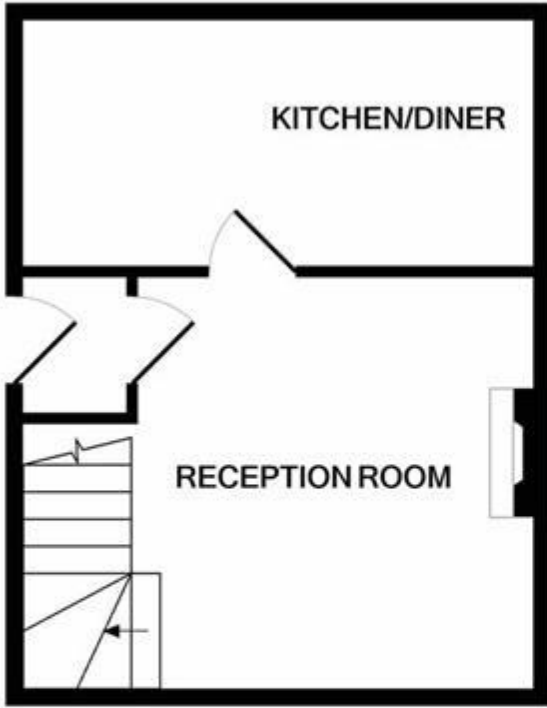
##### **Tenure**

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

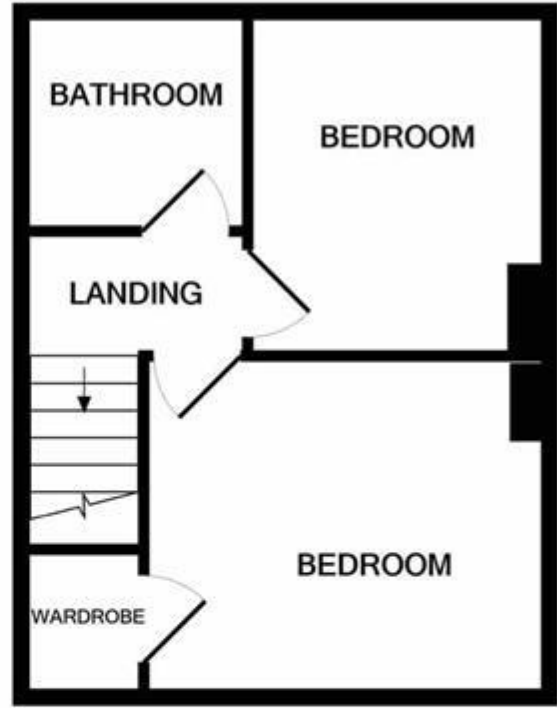
##### **Rates payable**

For the period April 2022 to March 2023 £549.29





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.