



**FOR SALE**

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**1 Old Church Place, Lisburn BT28 3FS**

**Offers Over £195,000**



## PROPERTY DESCRIPTION

A most tastefully presented semi-detached home finished to an exacting specification throughout its well-proportioned, spacious accommodation.

Occupying a generous site, the property boasts a good size fully enclosed rear garden which enjoys a sunny afternoon and evening aspect.

Conveniently placed off the Ballymacash Road which runs between the Antrim Road and Prince William Road, many amenities are close to hand including a number of schools, shops and bus routes, whilst Belfast is easily accessible via the nearby Boomers Way.

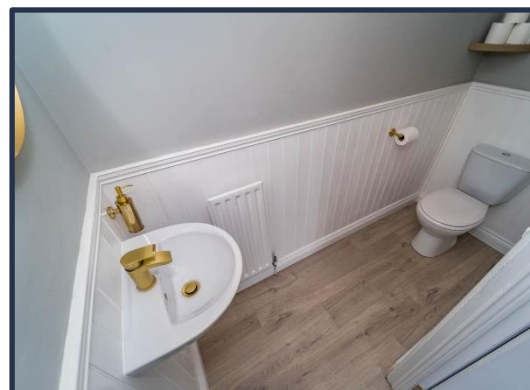
**Accommodation comprises in brief:-** Reception Hall; Cloakroom with w.c.; Lounge; Kitchen/Dining Area; Master Bedroom with Ensuite Shower Room; 2 further good sized Bedrooms; Bathroom.

**Specification includes:** uPVC double glazed windows; uPVC fascias; Oil fired central heating.

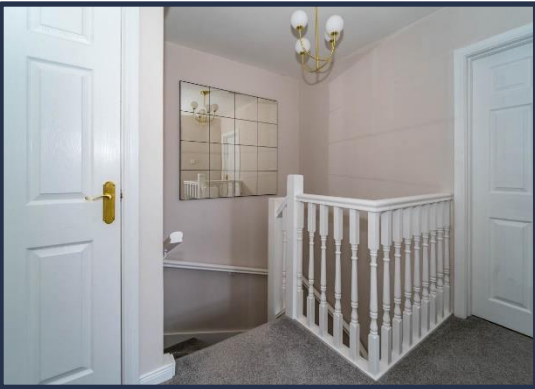
**Outside:** Tarmacadam and stoned driveway. Front garden in lawn with wall and fence borders.

Enclosed rear garden in lawn and paved patio. Timber fence and wall surround. Shrub bed borders. Light and tap. Power point.

**LOCATION:** Coming from the Antrim Road away from Lisburn centre, turn left into Ballymacash Road and the property is on the left hand side a short distance past Laurelhill Road.







**GROUND FLOOR**

**RECEPTION HALL**

Part glazed entrance door. Laminate wooden floor.

**CLOAKROOM**

Laminate wooden floor. Wash hand basin with mixer tap and low flush w.c. Part wood panelled walls.

**LOUNGE** 4.82m (15'10") x 4.67m (15'4")

Fireplace of wooden surround, polished slate and cast iron inset and slate hearth. Fitted cupboards and shelving to either side of fireplace. Coved ceiling.

**KITCHEN/DINING AREA** 4.92m (16'2") x 3.59m (11'9")

Range of high and low level cupboards. Large and small bowl single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Built-in oven, 4 ring ceramic hob and extractor fan in stainless steel. Integrated fridge/freezer. Part tiled walls. Downlighters in chrome. Patio doors.

**FIRST FLOOR**

**LANDING**

**MASTER BEDROOM** 3.64m (11'11") x 3.61m (11'10")

Coved ceiling. Large built-in wardrobe with light.

**ENSUITE SHOWER ROOM**

Shower cubicle; pedestal wash hand basin with mixer tap; low flush w.c. Chrome heated towel rail.

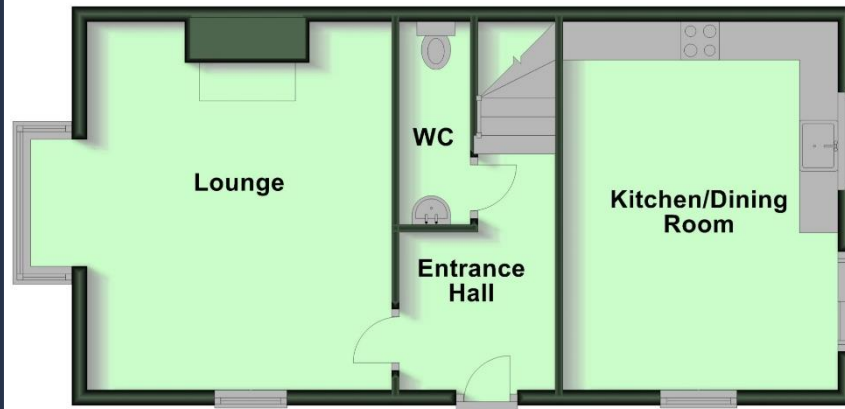
**BEDROOM 2** 3.98m (13'1") x 2.41m (7'11")

**BEDROOM 3** 2.97m (9'9") x 2.41m (7'11")

**BATHROOM**

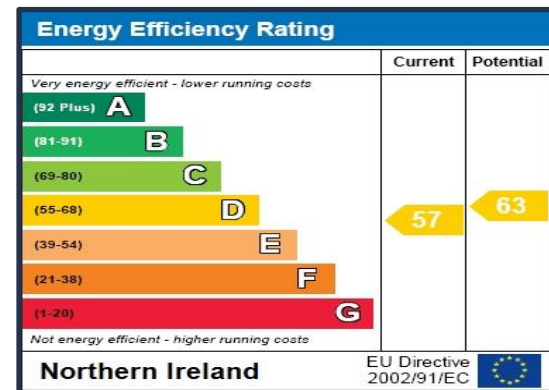
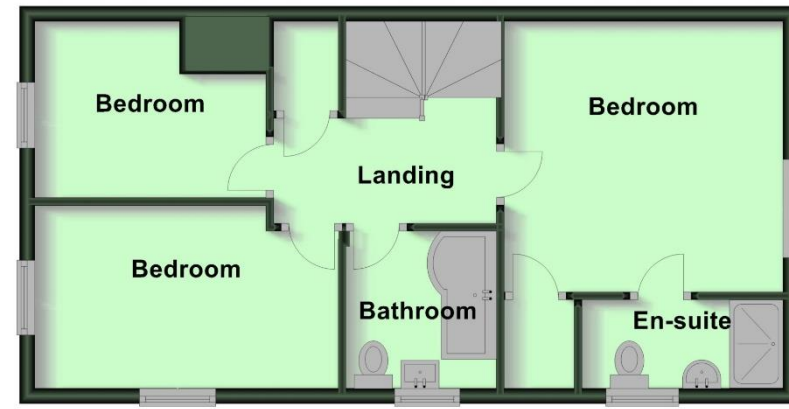
Modern white suite to include shower bath with curved shower screen, mixer tap and shower unit over; vanity wash hand basin with mixer tap; and low flush w.c. Chrome towel rail. Fully tiled walls. Tiled floor. Downlighters in chrome.

Ground Floor



Plan prepared by EASS ' www.eassni.com ' To be used as a guide only  
Plan produced using PlanUp.

First Floor



**The Property  
Ombudsman**

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