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65 Mornington Lane
Ballinderry Road
BT28 2WH
Offers Over £149,950

65 MORNINGTON LANE, BT28 2WH

- Superb Mid Townhouse in an Exclusive Development
- Spacious Lounge
- Open Plan Kitchen with Dining Area
- 2 Double Bedrooms
- Bathroom with White Suite/Ground Floor Cloakroom with WC
- Gas Central Heating / Double Glazed Windows
- Exceptionally Presented Throughout
- Driveway Parking for 2 Cars
- Enclosed and Private Rear Garden with Sheltered Sitting Area & Home Office/Games Room
- Convenient to Amenities Including Shops, Public Transport and Leading Schools

This modern townhouse is ideally located within the highly regarded Mornington development.

The property offers deceptively spacious accommodation which is presented to the highest specification by the current owner and particularly benefits from the generous lounge leading to the superb kitchen with dining area and separate cloakroom with wc.

On the first floor there are two generous bedrooms and a family bathroom.

In addition, the good-sized site offers a generous, enclosed and private rear garden with a sheltered sitting area and a garden pod which would be ideal as a home office or entertainment space. There is also driveway parking to the front.

Offering modern convenience in a relaxing environment and set in a quiet location, yet remaining convenient to both Belfast and Lisburn, along with a variety of local amenities, this fine home can only be fully appreciated on internal inspection.







PROPERTY COMPRISES

Hardwood front door with glazed inset to entrance hall.

ENTRANCE HALL Laminate wood floor effect.

LOUNGE OVERALL TO INCLUDE THE KITCHEN AREA 26' 8" x 10' 3" (8.13m x 3.12m) Laminate wood effect floor, under stairs storage, open plan to fitted kitchen with breakfast area. Range of high and low level units, work surfaces with matching splash back, Blanco 1.5 single drainer stainless steel sink unit with mixer tap, Nordmende 5 ring gas hob with stainless steel splash back and matching electric oven under, integrated Nordmende dishwasher, concealed gas fired boiler, tiled floor, low spotlights, integrated washing machine.

REAR HALLWAY Tiled floor, uPVC double glazed door to rear.

CLOAKROOM White suite comprising low flush WC, wash hand basin with splash tiling, tiled floor, extractor fan.

FIRST FLOOR LANDING Access to roof space, built in storage.

BEDROOM 13' 9" x 9' 9" (4.19m x 2.97m) Low voltage spotlights.





BEDROOM 13' 8" x 8' 0" (4.17m x 2.44m)

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment with splash tiling, low flush WC, pedestal wash hand basin with splash tiling, panelled shower cubicle with rainwater shower, tiled floor, low voltage spotlights, extractor fan.

OUTSIDE Driveway with parking to front, delightful enclosed and private rear garden with south westerly aspect and artificial grass, boundary fence. Shed with power and light, ideal for home office, gym or entertainment.

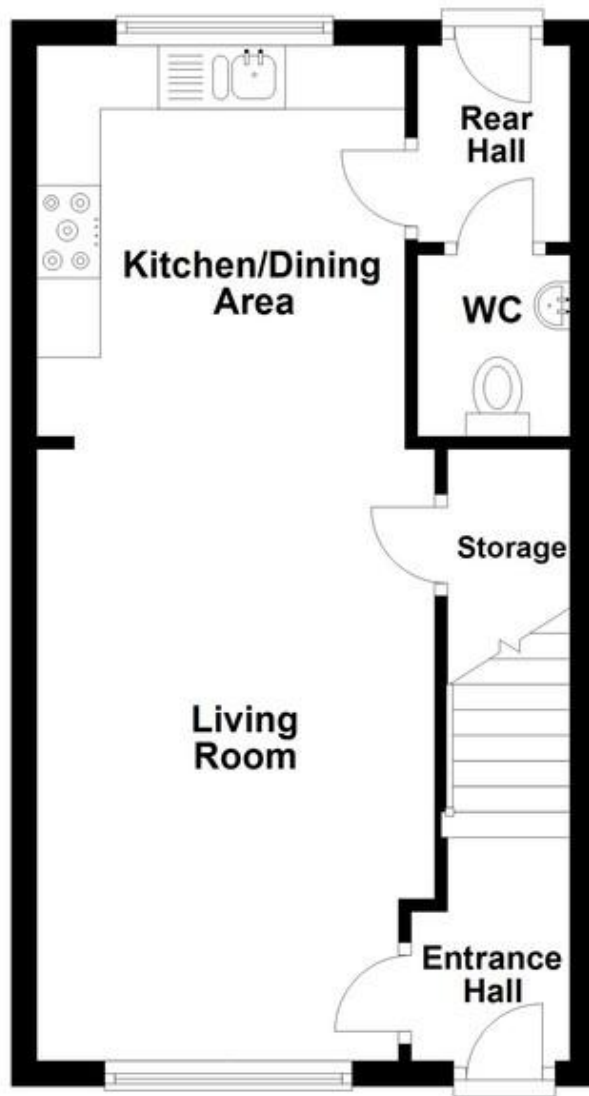




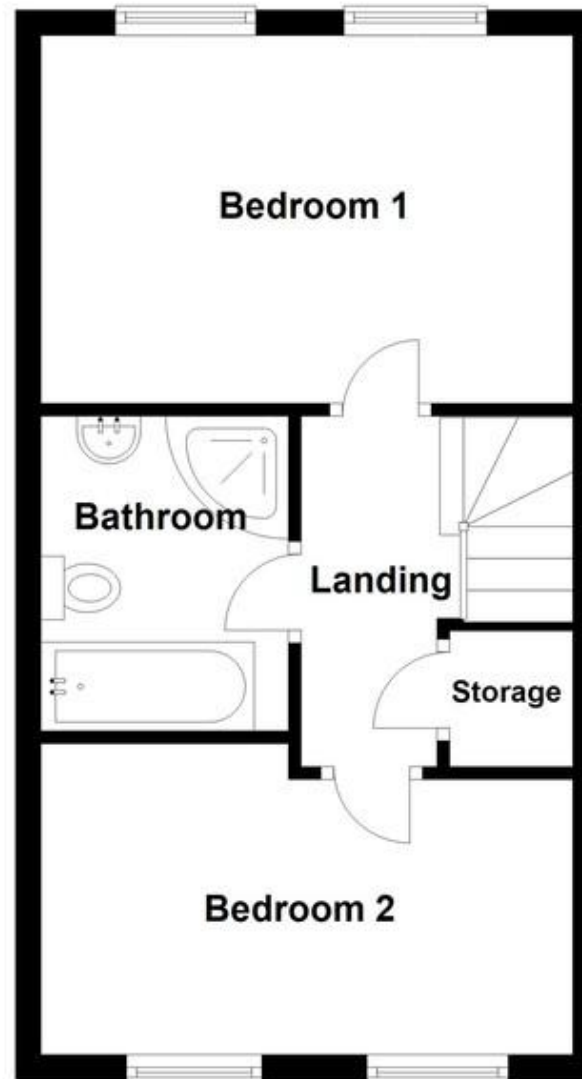




Ground Floor

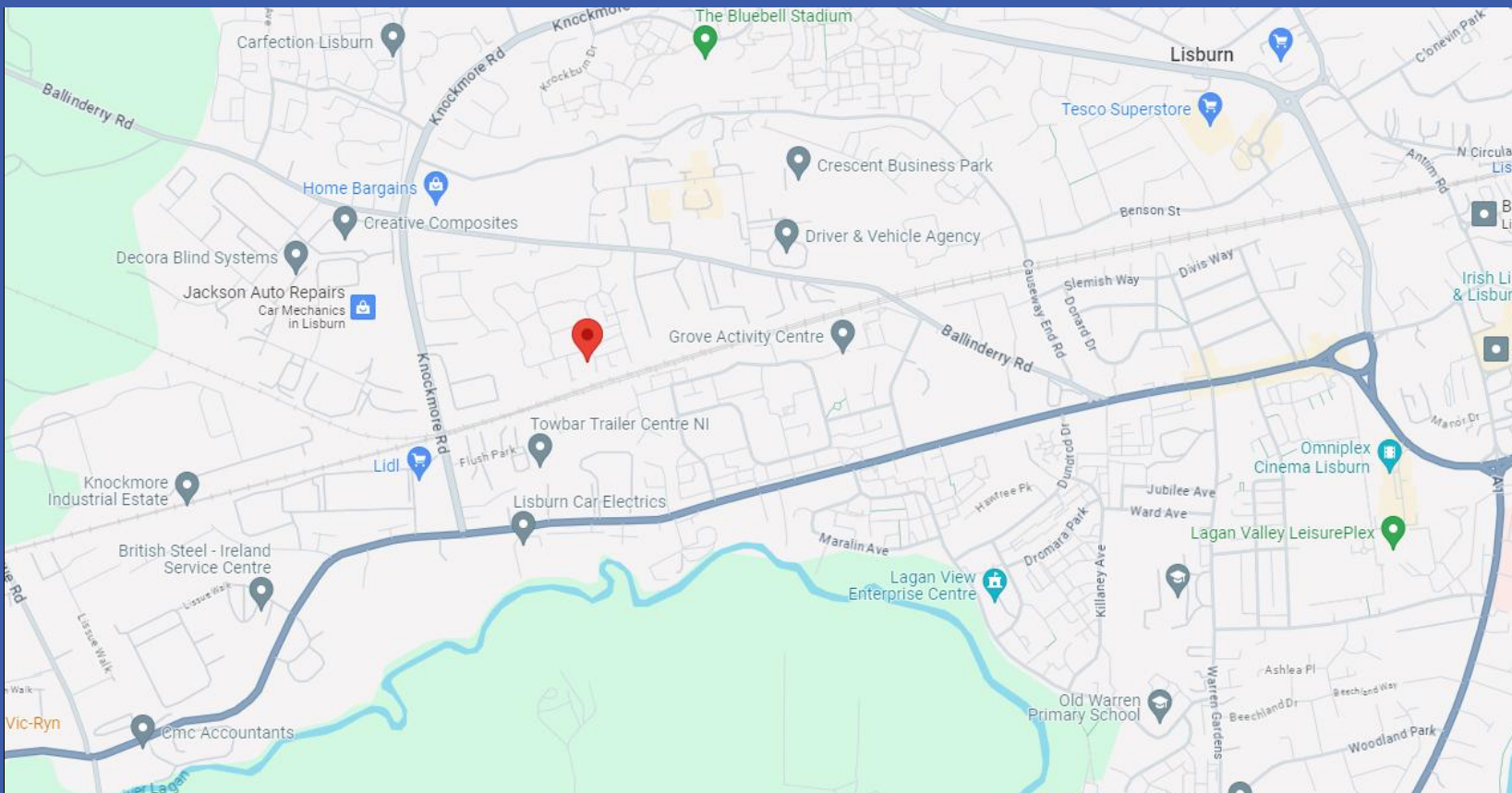


First Floor



Disclaimer: Plans are for illustrative Purpose only.
Plan produced using PlanUp.

65 Mornington Lane, Lisburn



Directions:

From Ballinderry Road turn in to the Mornington development

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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