

GERARD MCCLINTON  
ESTATE AGENT



2 Braithwaites Road, Lisburn, BT28 3SW

Offers in the region of £750,000



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# 2 Braithwaites Road

Lisburn, BT28 3SW

Built approx 1930 by Mr R Braithwaite, a local quarry owner, this substantial, secluded 3387sqft detached residence sits on a private site of approx 13 acres and has its own self contained "Granny Annex" with living / kitchen, bedroom and bathroom.

The current owners have upgraded the property in recent years to create a spacious, contemporary family home.

Entering through the period double doors leads to an impressively wide and grand entrance hall, with high ceiling & striking staircase. Two formal reception rooms, both with bay windows are located at the front of the property. An office / reception 3 sits just behind them along with a separate ground floor cloak room with wc.

To the rear of the property is now a stunning, contemporary kitchen dining family room, measuring an impressive 25ft in length and features a beautiful and functional fitted kitchen with an extensive range of wall and base units, granite worktops and large central island. There is also a separate utility room and store room.

Continuing along the ground floor leads to a large self contained "Granny Annex" Ideal for those with elderly relatives or teens needing their own space. It could also be a superb area for those that need to work from home. It comprises its own bathroom, large double bedroom and a living room with fitted kitchen. This room overlooks and has doors onto the extensive gardens.

On the first floor are four very well proportioned bedrooms, the master now benefits from a recently installed contemporary en suite. Bedroom no. five, now has a staircase to the extensive loft area. A stunning new bathroom suite has also been installed with feature freestanding bath and separate shower cubicle.

Viewings are strictly by appointment through Gerard McClinton Estate Agent on 02890992884



<b>Entrance Porch</b>	7'10" x 3'7" (2.4 x 1.1)
<b>Entrance Hall</b>	
<b>Sitting Room / Reception 1</b>	19'5" x 14'9" (5.94 x 4.5)
<b>Dining Room / Reception 2</b>	22'5" x 14'5" (6.84 x 4.4)
<b>Office / Reception 3</b>	12'9" x 11'9" (3.9 x 3.6)
<b>Cloakroom</b>	8'0" x 6'4" (2.44 x 1.95)
<b>Dining Kitchen</b>	24'7" x 15'1" (7.5 x 4.6)
<b>Store</b>	6'10" x 4'10" (2.1 x 1.48)
<b>Utility Room</b>	8'4" x 6'10" (2.55 x 2.1)
<b>"Granny Annex" Living / Kitchen</b>	19'8" x 12'9" (6 x 3.9)
<b>"Granny Annex" Bedroom</b>	15'1" x 11'5" (4.6 x 3.5)
<b>"Granny Annex" Bathroom</b>	11'1" x 7'2" (3.4 x 2.2)
<b>First Floor Landing</b>	



<b>Master Bedroom</b>	22'3" x 14'5" (6.8 x 4.4)
<b>En Suite</b>	9'10" x 4'9" (3 x 1.45)
<b>Bedroom</b>	14'9" x 14'1" (4.5 x 4.3)
<b>Bedroom</b>	14'1" x 10'9" (4.3 x 3.3)
<b>Bedroom</b>	12'9" x 10'5" (3.9 x 3.2)
<b>Bedroom / access to roofspace</b>	10'9" x 7'10" (3.3 x 2.4)
<b>Bathroom</b>	12'5" x 11'1" (3.8 x 3.4)
<b>Outside</b>	

## Directions





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## Floor Plans



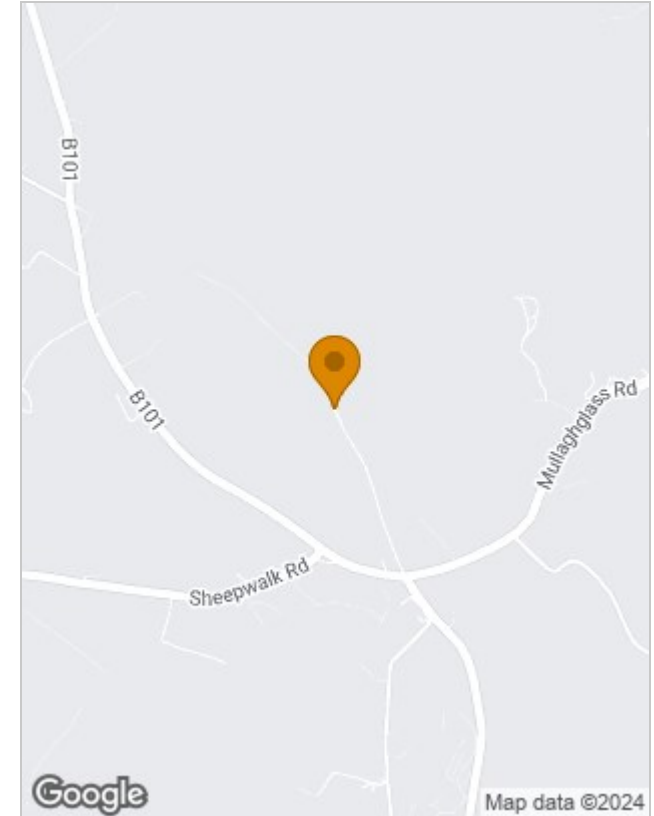
## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Tel: 02890 992 884 Email: [info@gerardmcclinton.co.uk](mailto:info@gerardmcclinton.co.uk) <https://www.gerardmcclinton.co.uk>

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	