



63 LISBURN ROAD, SAINTFIELD, SAINTFIELD, DOWN, BT24 7BP



OFFERS AROUND £495,000

We are pleased to offer for sale this deceptively spacious detached family home on the outskirts of Saintfield on the Lisburn road. The extensive property extends to approximately 2,800 sq ft set on a large private site with a detached garage and rural views.

The property comprises on the ground floor entrance hall, living room, large kitchen with dining area open plan through to a snug and conservatory. There is also a utility room, family bathroom, study, two bedrooms, one of which has an ensuite. On the first floor are three further bedrooms, a w.c, shower room and a possible sixth bedroom or a games room.

Outside the property is approached by a sweeping tarmac driveway with lights and large gardens laid out in lawns with mature plantings and rural views. The property further benefits from a large detached garage with separate w.c and wash hand basin.

Property in Saintfield of this ilk are hard to come and this property provides an opportunity for a prospective purchaser to acquire a substantial family home in this fantastic location. Early viewing is advised.



At a glance:

- Substantial detached property
- 5/6 bedrooms
- Living room
- Conservatory
- Large detached garage
- Approximately 2800 sq ft
- Study
- Snug
- Large site
- Great Location

Entrance Hall

21'9" x 6'7"

PVC front door leading to entrance hall, stairs to first floor.

Living Room

17'10" x 15'7"

Feature brick fireplace, wood fire surround, open fire, tiled hearth.

Kitchen/Dining Room

18'8" x 17'10"

Range of high and low level units incorporating stainless steel bowl and a half, space for cooker, cooker hood with extractor fan, plumbed for washing machine, space for fridge, wall tiling, pine tongue and groove ceiling, dining area, door to utility room.

Utility Room

11'7" x 5'9"

Door to rear.

Snug

13'0" x 10'1"

Snug, tongue and groove pine ceiling, double doors leading to conservatory.

Conservatory

11'8" x 11'3"

Conservatory with tiled flooring.

Bathroom

11'7" x 7'6"

Suite comprising low flush wc, wash hand basin, panelled bath.

Hotpress

3'7" x 6'5"

Walk in hotpress

En-suite

7'8" x 6'5"

White suite comprising pedestal wash hand basin, low flush wc, corner shower unit, fully tiled walls and floor.

Bedroom 1

11'7" x 15'8"

Rear facing room, double aspect windows, large built in wardrobe, leading to ensuite.

Study

12'3" x 10'0"

Front facing room.

Bedroom 2

14'3" x 10'2"

Front facing room.

Galleried Landing

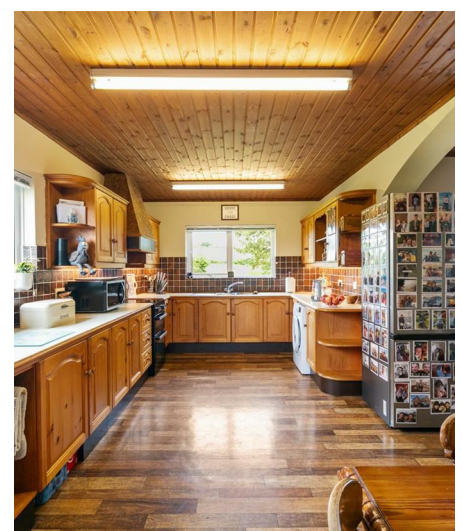
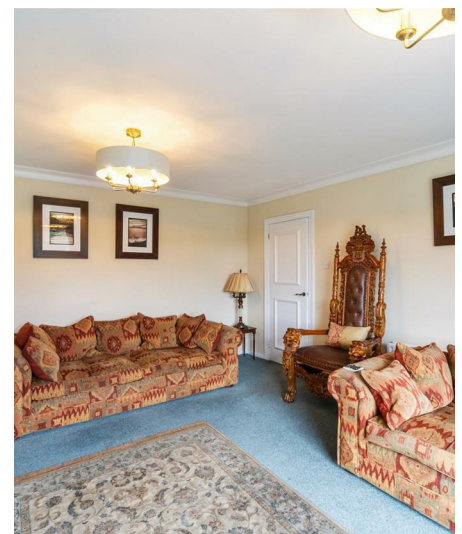
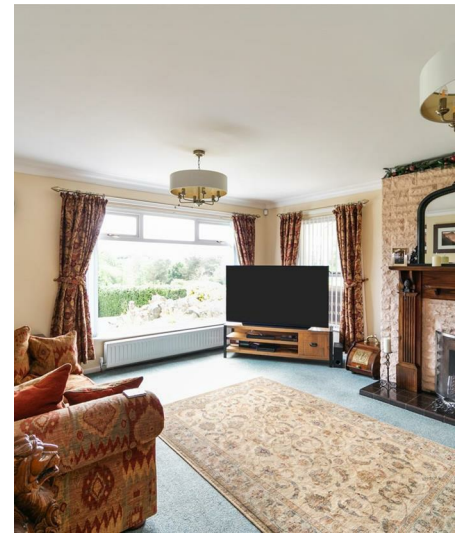
16'4" x 6'7"

Skylight.

Bedroom 3

11'6" x 12'6"

Skylight, built in wardrobes, two double doors, door.



Bedroom 4

11'6" x 15'5"

Skylight, door to: Store cupboard.

Shower Room

6'5" x 7'6"

Skylight, pine tongue and groove ceiling, tiled shower unit, tiled flooring.

WC

6'5 x 6'5

Skylight, door to:

Bedroom 5

12'0" x 10'0"

Built in storage, skylight window.

Games Room/ Bedroom 6

23'1" x 15'7"

Large L shaped room, built in wardrobes, skylight.

Garage

30'4" x 17'0"

Detached garage, Window to side, window to rear, two doors, double doors.

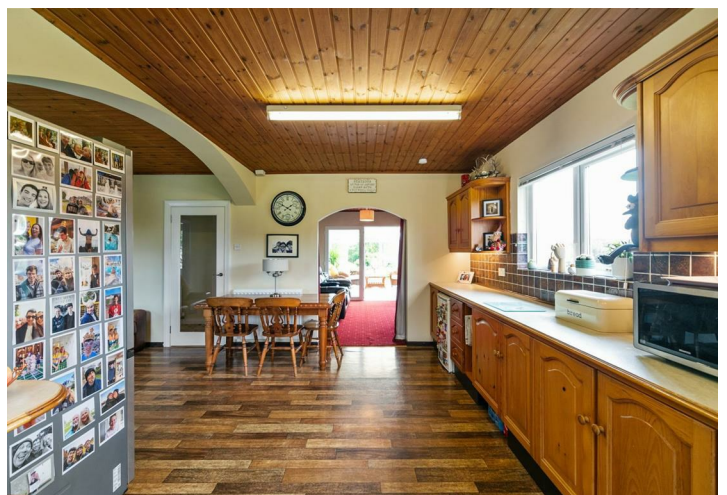
WC

3'5" x 6'0"

white suite comprising low flush wc, wash hand basin

Outside

Large gardens to the front and rear laid to lawn with mature planting. Approached by a sweeping driveway with lighting and a tarmac driveway.

















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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