



## **17 CHERRY LANE, LISBURN, BT28 3JT**

- An Excellent Detached Property Occupying A Prime Cul De Sac Setting Within This Highly Desirable And Convenient Residential Location
- Well Proportioned And Adaptable Family Accommodation And Close To Leading Schools For All Ages
- Lounge With Marble And Granite Fireplace
- Spacious Kitchen And Dining Area With Range Of Integrated Appliances
- PVC Double Glazed Conservatory With Double Doors To Enclosed Rear Rear Patio Garden
- Four Bedrooms (One With Shower Room En Suite)
- Luxury Tiled Shower Room

**PRICE: OFFERS IN THE REGION OF £279,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E40**

**REF:DL310724HG**

- Detached Garage With Roller Shutter Door
- Enclosed And South Facing Patio Garden To Rear
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- Cherry Lane is an exclusive cul de sac setting near the Pond Park Road making it ideal for families seeking close proximity to excellent schools for all ages and local shops. This excellent property offers well proportioned and adaptable family accommodation, we strongly recommend early viewing

**ACCOMMODATION:** Measurements are approximate.

**ENTRANCE HALL:** PVC double glazed entrance door. Storage under stairs. Built in cloaks storage cupboard. Laminated timber floor.

**LOUNGE:** 5.76m (18'11") x 3.60m (11'10")

Measurement taken into bay window. Marble and granite fireplace and hearth. Glass fronted gas fire.

**SPACIOUS KITCHEN AND DINING AREA:**

5.66m (18'7") x 3.39m (11'1")

Range of high and low level units. Granite effect round edge work surfaces. Bowl and a half single drainer stainless steel sink unit with mixer tap. Integrated double oven and ceramic touch control hob. Extractor hood in stainless steel canopy. Integrated fridge freezer. Integrated dishwasher. Part tiled walls. Ceramic tiled floor. PVC double glazed back door.

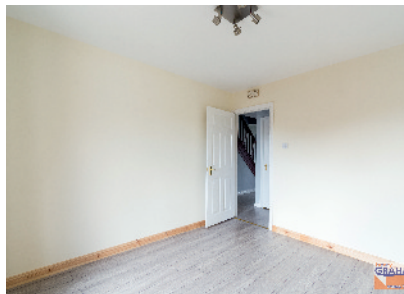
**PVC DOUBLE GLAZED CONSERVATORY:**

2.65m (8'8") x 2.20m (7'3")

PVC double glazed door to paved patio area. Laminated timber floor.



**BEDROOM (3):**  
3.39m (11'1") x 2.90m (9'6")  
Laminated timber floor.



**BEDROOM (4) OR STUDY:**  
2.90m (9'6") x 2.58m (8'6")



**LUXURY TILED SHOWER ROOM:**

Walk in shower enclosure. Mira electric shower. Vanity unit with wash hand basin. Mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls and tiled floor. Separate hotpress.



**FIRST FLOOR LANDING WITH BUILT IN ROBE**

**BEDROOM (1): 4.75m (15'7") x 3.90m (12'10")**  
Measurement taken to widest points. Access to eaves storage.

**SHOWER ROOM EN SUITE:** Shower cubicle with Redring electric shower. Close couple low flush wc. Wash hand basin.



**BEDROOM (2): 4.75m (15'7") x 3.62m (11'11")**  
Access to eaves storage.

**OUTSIDE:** Cul de sac setting. Tarmac driveway and parking space to front. Enclosed and south facing rear patio garden. Paved patio area. Raised timber deck area.

**DETACHED GARAGE: 5.65m (18'6") x 3.50m (11'6")**  
Roller shutter door. Light and power. Oil fired boiler. PVC double glazed pedestrian door.



**TENURE:** We have been advised the tenure for this property is leasehold and the annual ground rent is £50, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2024 to March 2025 £1,348.50

**DIRECTIONS:** From Pond Park Road turn into Tyndale Park, at T junction turn right into Parkland Avenue and then turn right into Cherry Lane, number 17 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



## 17 Cherry Lane, Lisburn

Approximate Gross Internal Area  
 Ground Floor = 86.4 sq m / 930 sq ft  
 First Floor = 41.6 sq m / 448 sq ft  
 Garage = 19.8 sq m / 213 sq ft  
 Total = 147.8 sq m / 1591 sq ft

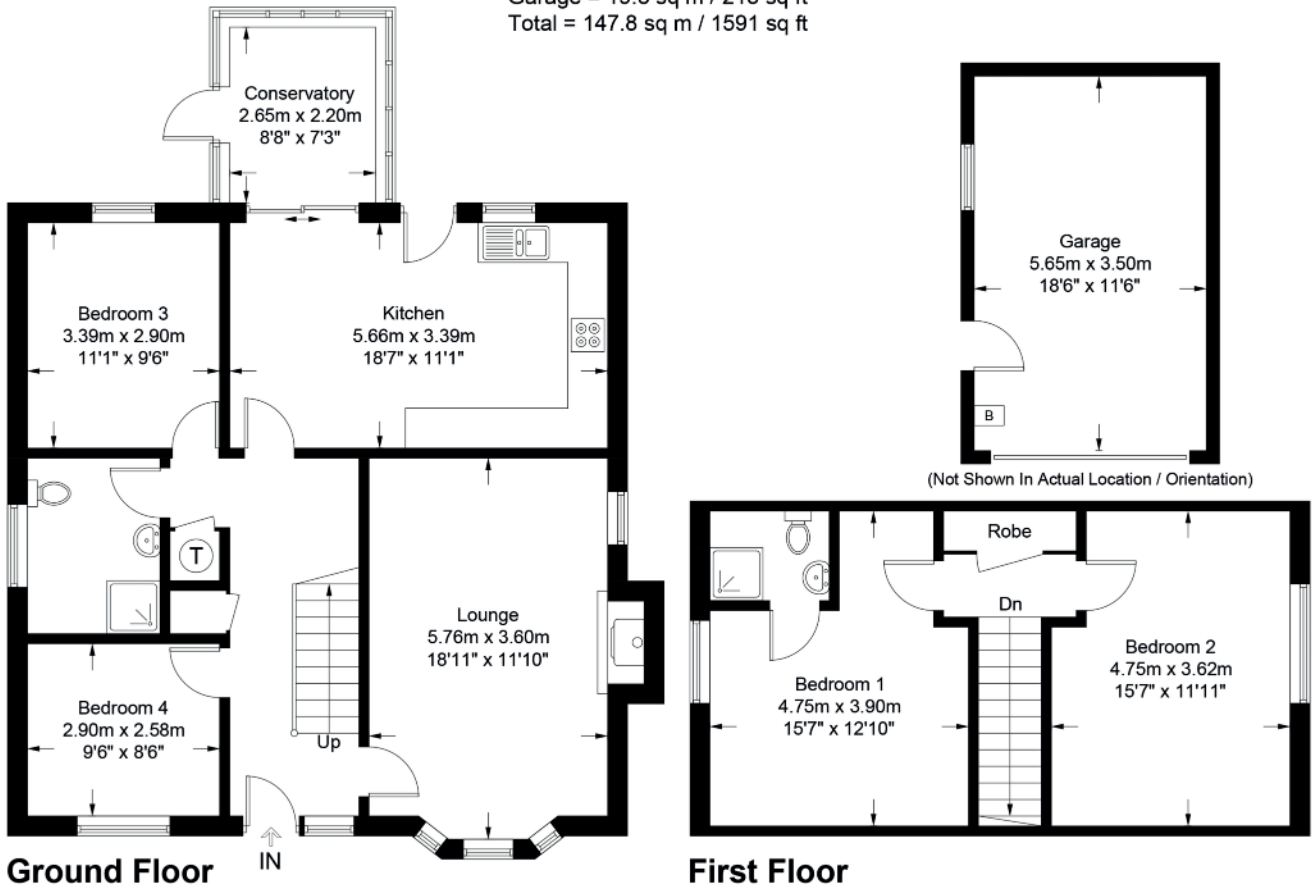


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1108737)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	59 D
21-38	F		
1-20	G		

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