

Tim Martin
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8 Quarry Road
Lisbane
Comber
BT23 5NF

Offers Around
£395,000

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SUMMARY

This deceptively spacious property is beautifully located on the much sought after Quarry Road, within walking distance to Lisbane village, Poachers Pocket pub and restaurant and public transport.

The property, fitted with oil fired central heating and double glazing, can be easily adapted to suit the needs of the growing and established families. A bright and spacious entrance hall with feature full length window makes way to the modern fitted kitchen which overlooks the spacious lounge with multi fuel stove, dining room, three good sized bedrooms, principal bathroom, downstairs WC and utility room. The first floor enjoys two further bedrooms, one with a picture window boasting views of Strangford Lough and a separate shower room, fitted with a modern white suite.

Outside, a spacious driveway provides excellent parking for several cars, boat or caravan and leads to the integral double garage. Gardens to the front, side and rear are laid out in lawn with a paved patio area and raised decking area to the rear, boasting fabulous entertaining space for everyone to enjoy.

Lisbane village is only a short stroll away where you can find the Old Post Office Tea Rooms, Poachers Pocket pub and restaurant, filling station and doctors surgery, whilst the surrounding towns of Comber and Killinchy are only a short distance away offering a wealth of local boutiques, primary and secondary schools and restaurants. An excellent road network and public transport links, makes for a convenient commute to Downpatrick, Newtownards and Belfast.

FEATURES

- Deceptively Spacious Detached Family Home Located Within This Much Sought After Area
- Spacious Lounge With Multi Fuel Stove And Separate Dining Room
- Four Or Five Bedroom Layout
- Principle Bathroom And First Floor Shower Room
- Utility Room And Downstairs WC
- Oil Fired Central Heating And uPVC Double Glazing, Fascia And Soffits
- Spacious Driveway Providing Excellent Parking Space And Leading To Integral Double Garage
- Gardens To The Front, Side And Rear Laid Out In Lawn With Paved Patio And Raised Decking Area
- Within Walking Distance To Lisbane Village, Poachers Pocket Pub And Restaurant, Filling Station And Doctor's Surgery
- Close Proximity To Killinchy And Comber And Local Primary And Secondary Schools

Entrance Hall

Glazed uPVC entrance door with matching side lights; Limestone floor; feature full length window and minstrel gallery.

WC / Cloakroom 6'6 x 3'7 (1.98m x 1.09m)

White suite comprising close coupled WC; pedestal wash hand basin with mono mixer taps; tiled floor.

Kitchen 13'5 x 12'10 (4.09m x 3.91m)

Extensive range of modern wood laminate high and low level cupboards and drawers with matching wine rack incorporating Blanco 1½ twin stainless steel sink unit with mixer taps; Britannia range cooker with 6 ring gas hob; stainless steel splashback; extractor hood over; space and plumbing for American style fridge / freezer; integrated Beko dishwasher; wood laminate worktops with matching upstands and breakfast bar; Limestone floor; recessed spotlights.

Living Room 18'10 x 12'6 (5.74m x 3.81m)

Feature stone fireplace with slate hearth; Clearview multi fuel stove ; wood laminate floor; TV aerial connection point; tongue and groove ceiling; glazed uPVC double doors to rear.

Dining Room 17'11 x 11'0 (5.46m x 3.35m)

Wood laminate floor; recessed spotlights.

Bedroom 1 12'6 x 10'9 (max measurements) (3.81m x 3.28m (max measurements))

Wood laminate floor.

Bedroom 2 15'10 x 8'9 (max measurements) (4.83m x 2.67m (max measurements))

Wood laminate floor; single drainer stainless steel sink unit with mono mixer taps; access to roof space; glazed uPVC double doors opening on to a raised decking area.

Bedroom 3 12'5 x 8'9 (3.78m x 2.67m)

Built in storage cupboard; access to principal bathroom.

Principal Bathroom 11'4 x 6'2 (3.45m x 1.88m)

Stunning white suite comprising freestanding roll top bath on ball and claw feet with raised pillar mixer tap and telephone shower attachment; bidet; low flush WC; pedestal wash hand basin; separate tiled shower cubicle with Mira thermostatically controlled shower unit and wall mounted telephone shower attachment; drench shower head over; part tiled walls; tiled floor; part tongue and groove pannelled walls; towel radiator; wiring for wall lights; hotpress with insulated copper cylinder; separate cupboard with built in shelving.

First Floor / Landing

Access to roof space.

Bedroom 4 17'11 x 10'11 (5.46m x 3.33m)

Shower Room 8'6 x 5'7 (2.59m x 1.70m)

Beautiful white suite comprising separate tiled shower cubicle with Mira sport electric shower unit and wall mounted telephone shower attachment; fitted sliding door; close coupled WC; wall mounted wash hand basin with mono mixer taps and vanity unit under; tiled walls and floor; towel radiator; recessed spotlights; extractor fan.

L shaped Lounge / Bedroom 5 26'2 x 13'5 plus 8'11 x 6'6 (7.98m x 4.09m plus 2.72m x 1.98m)
Stunning picture window with Lough views; part pine tongue and groove ceiling; access to roof space; Velux windows; TV aerial connection point.

Lower Ground Floor

Utility Room 19'7 x 6'5 (5.97m x 1.96m)

Single drainer stainless steel sink unit with mixer taps; range of built in cupboards; space and plumbing for washing machine and tumble dryer; tiled floor; access to double integral garage; recessed spotlights.

Outside

Shared bitmac entrance leading to private driveway with wooden gates providing excellent parking for several cars, caravans or boats.

Integral Double Garage 20'0 x 17'11 (6.10m x 5.46m)

Twin up and over doors; light and power points; currently sub-divided.

Gardens

Front and side gardens laid out in lawn with mature hedging and trees including apple trees.

Enclosed rear gardens laid out in lawn with crazy paved patio area and mature hedging; outside light and water tap; enclosed Warmflow oil fired boiler; PVC oil storage tank.

Note

Disabled access available via electric stairlift onto deck, through to bedroom 2 and 3 and principal bathroom.

Tenure

Freehold

Capital / Rateable Value

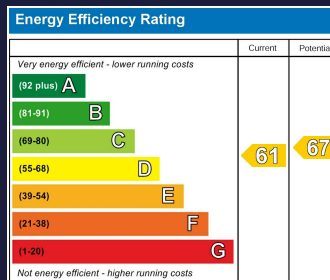
Rates payable = £2147.20 per annum (approximately)











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