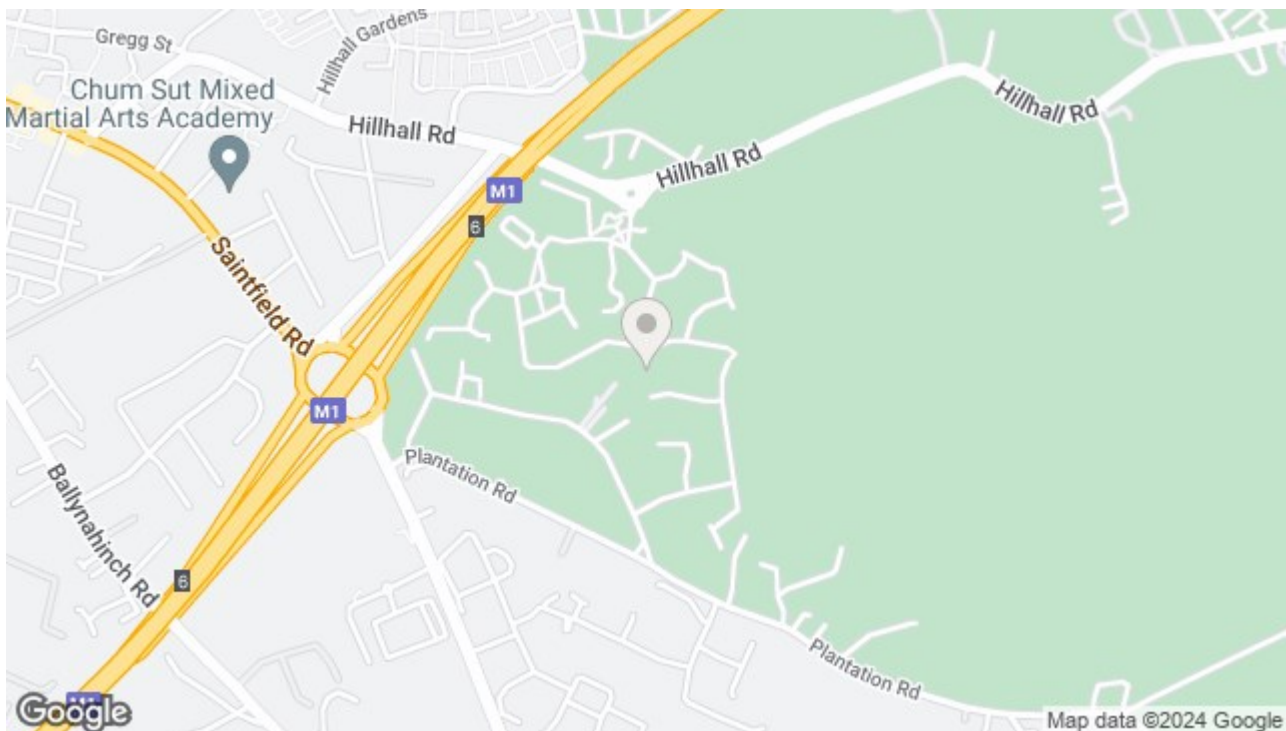


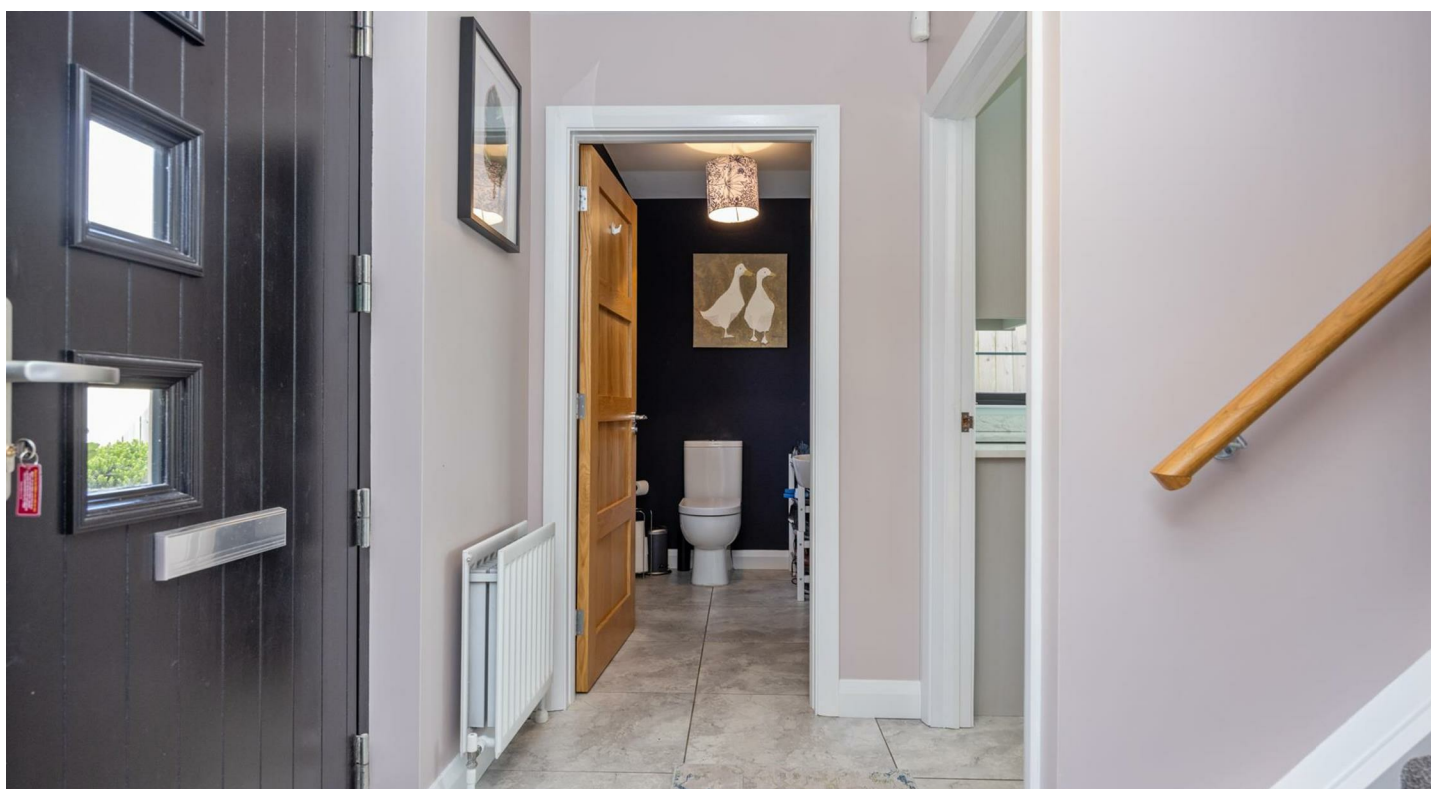


22 BALLANTINE LANE, LISBURN, ANTRIM, BT27 5FG



OFFERS AROUND £295,000

This fantastic detached home must be internally viewed to fully appreciate all this family home has to offer. The current owner has finished the property to a high standard throughout which comprises living room, kitchen with dining/living areas, downstairs W/C, three bedrooms including master bedroom with ensuite and a family bathroom. Outside the property further benefits from a detached garage and good gardens to the front and rear. The property is conveniently located to all the local amenities and within easy commuting distance of Belfast and beyond. With so much to offer in this beautifully presented family home, viewing is a must.



At a glance:

- Detached Home
- Beautifully Presented Throughout
- Kitchen/Dining/Living
- Three Bedrooms; Master with Ensuite
- Enclosed Rear Garden
- Detached Garage
- Living Room
- Downstairs W/C
- Family Bathroom
- Convenient Location

Entrance Hall

4'5" x 7'1"

Composite glazed front door with side panel window into bright and spacious entrance hall with tiled floor.

Living Room

21'1" x 11'6"

Two corner windows to front. Double patio doors to rear garden.

Kitchen/ Living/ Dining

24'5" x 9'9"

Contemporary style kitchen with range of high and low rise units with integrated stainless steel sink and drainer. Electric oven and hob with overhead stainless steel extractor fan and tiled splash back. Integrated fridge/freezer and dish washer. Tiled floor. Space for dining and living with double patio doors to garden.

WC

4'5" x 7'2"

White suite encompassing low flush W/C and wash hand basin with tiled splash back. Tiled floor.

Landing

6'9" x 9'5"

Window to front.

Bedroom 1

11'0" x 10'9"

Front facing.

En-suite

7'0" x 3'2"

White suite encompassing low flush W/C, wash hand basin and shower. Tiled floor.

Bedroom 2

6'7" x 11'9"

Front facing.

Bedroom 3

8'10" x 8'1"

Rear facing.

Bathroom

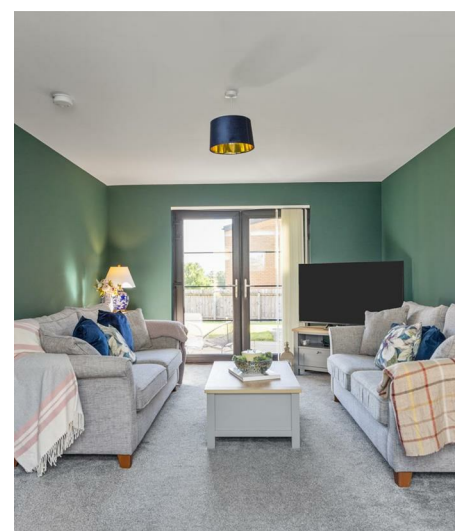
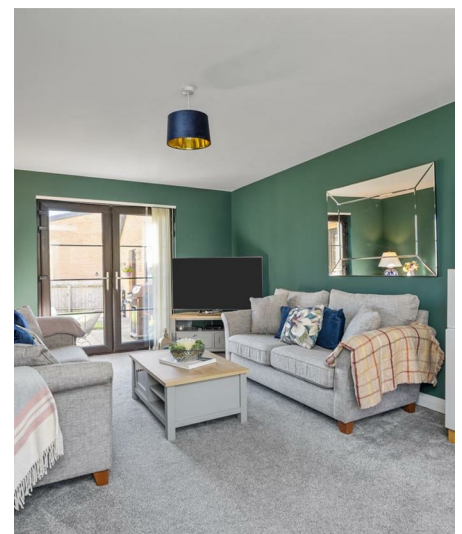
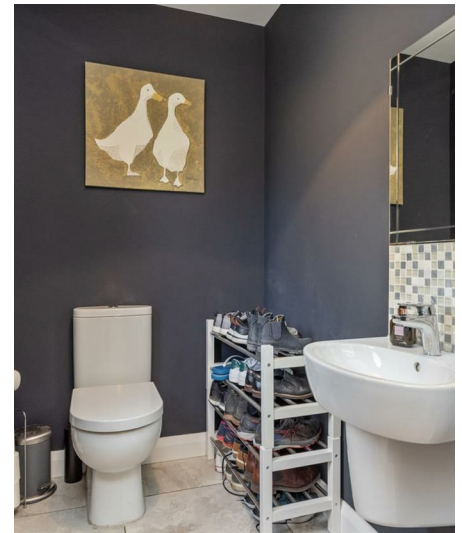
White suite encompassing low flush W/C, wash hand basin and bath with overhead shower. Part tiled walls and tiled floor. Towel radiator.

Garage

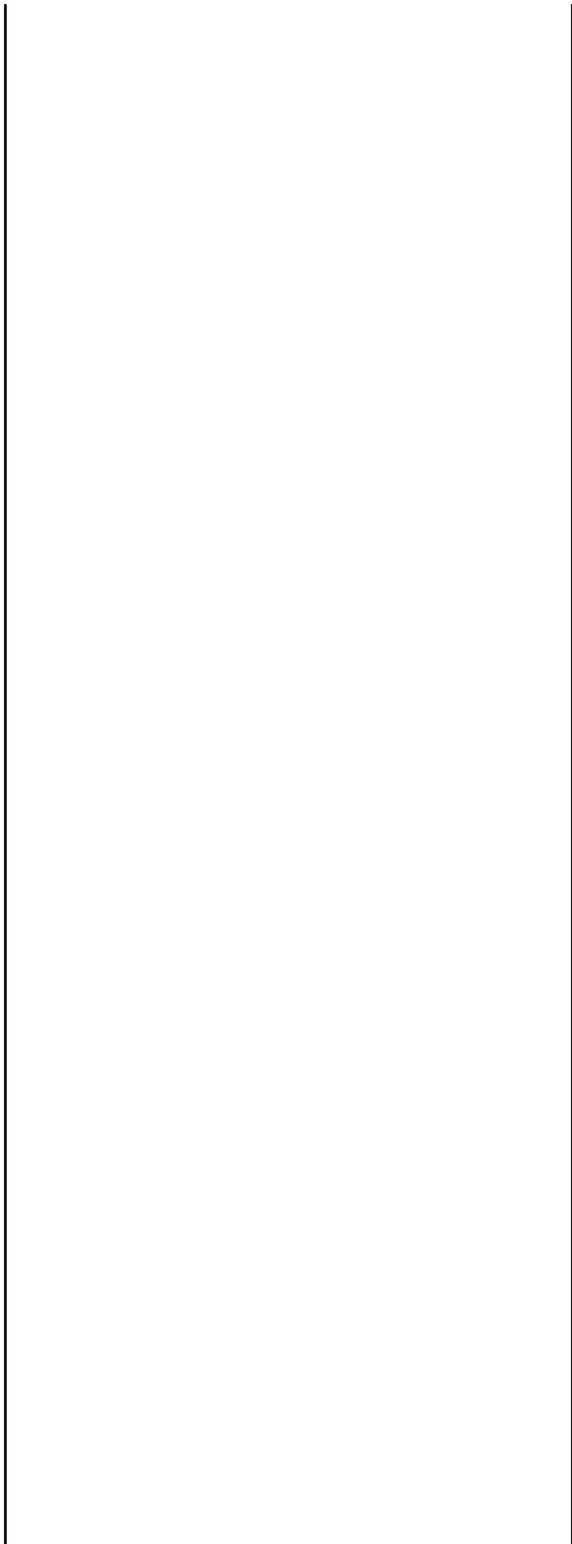
Up and over door; door to side. Power and light. Plumbed for washing machine and tumble dryer.

OUTSIDE

To the front - tarmaced driveway with space for off street parking and access to garage. Area laid in lawn with shrubbery. To the rear - enclosed rear garden with paved patio area ideal for outside entertaining and area

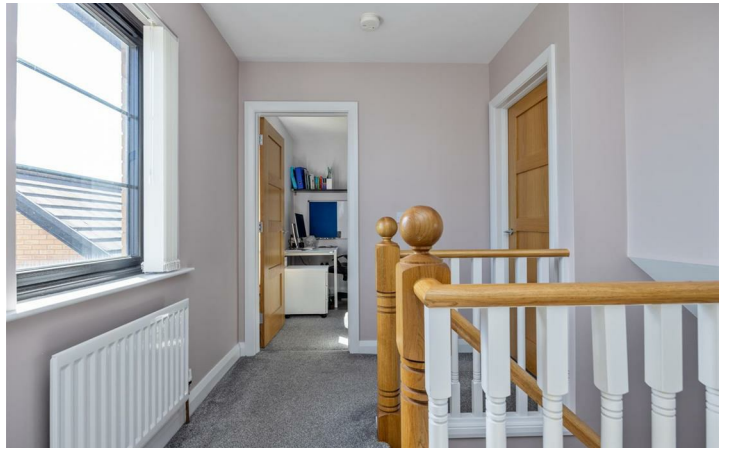


laid in lawn. Beautiful countryside views.

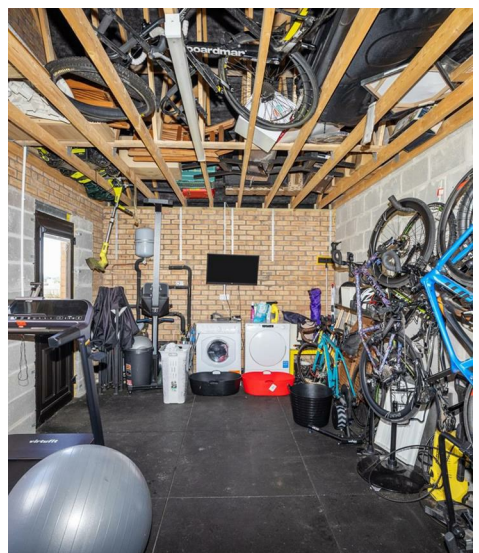












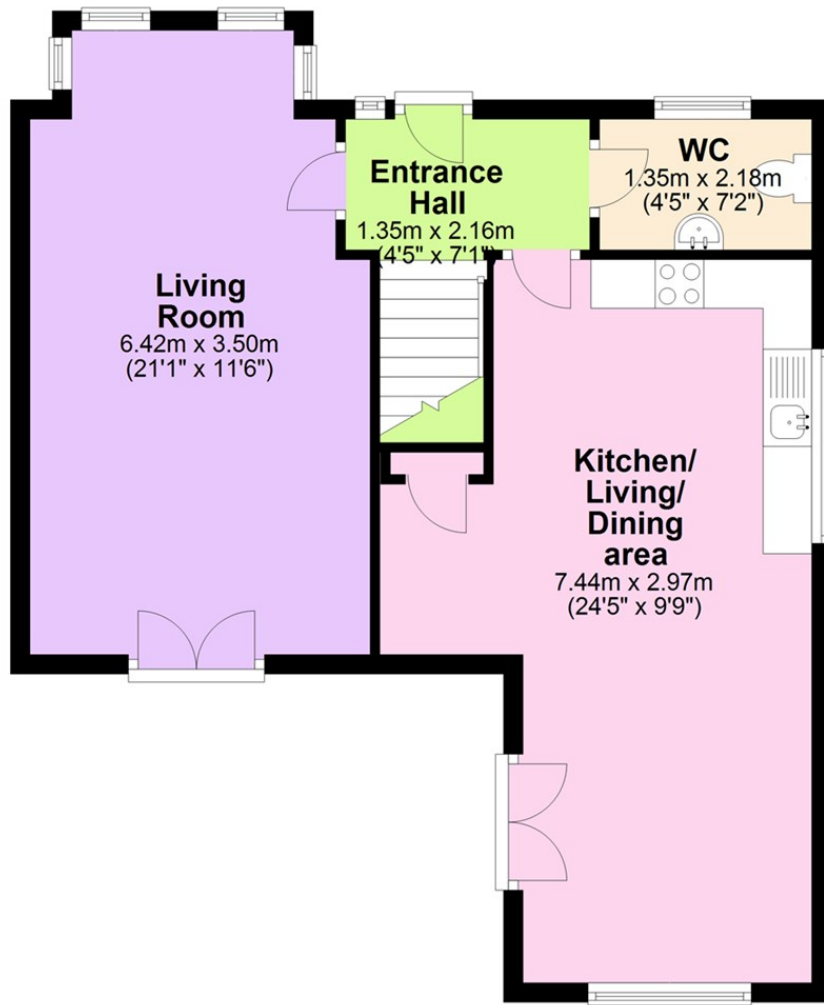




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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