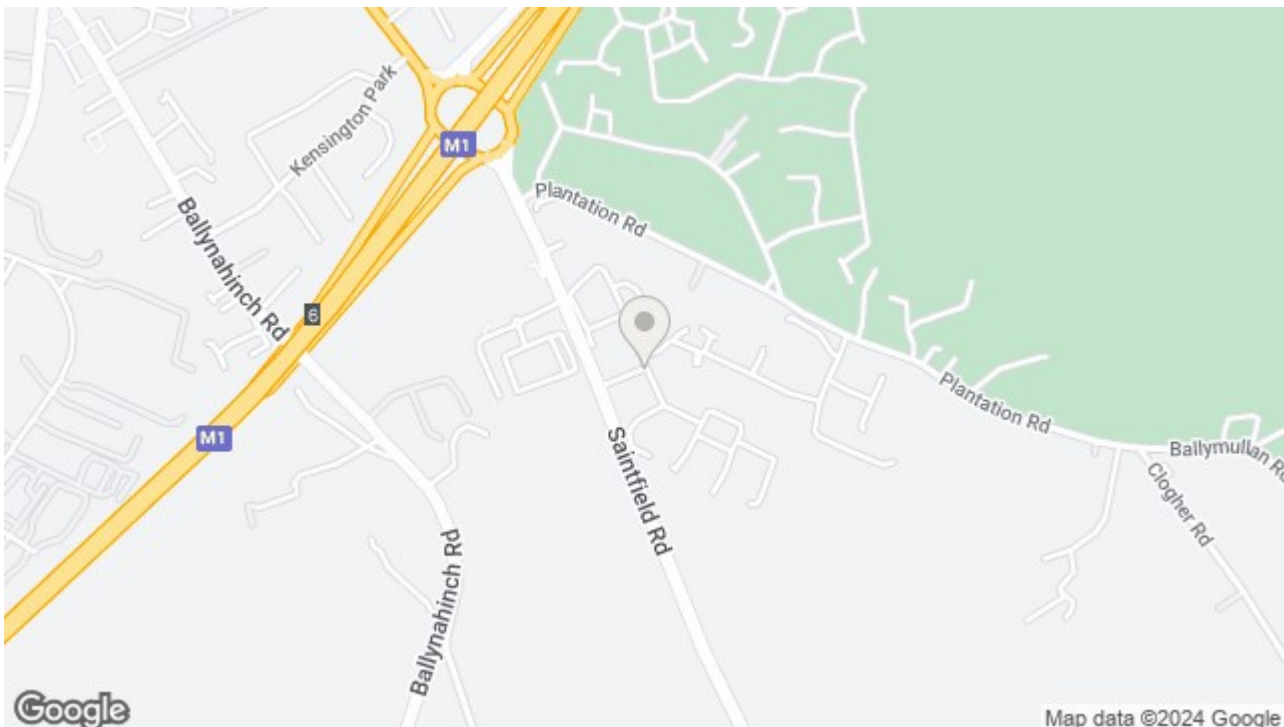




30 BERKELEY HALL COURT, SAINTFIELD ROAD, LISBURN, ANTRIM, BT27 5QX



OFFERS AROUND £259,950

We are pleased to bring to market this beautifully presented home which is located within this popular development on the Co Down side of Lisburn, close to the Saintfield Road roundabout for those wishing to commute and a short drive from Lisburn City centre. On the ground floor the property comprises of an entrance hall, living room, kitchen with dining area, utility room and cloakroom. On the first floor are three large bedrooms, master with ensuite and a family bathroom. The property further benefits from well presented gardens to the front and rear. Property in this development rarely becomes available so we would recommend early viewing to avoid disappointment.



## At a glance:

- Townhouse
- Three Bedrooms
- Family bathroom
- Kitchen / Dining
- Beautifully Presented
- Integral Garage
- Master Bedroom with Ensuite
- Living Room with feature gas fireplace
- Downstairs W/C
- Convenient Location

### Entrance Hall

6'4" x 4'5"

Glazed front door into bright entrance hall.

### Living Room

18'3" x 13'1"

Bright and spacious living room. Gas Fireplace with wooden surround and mantle, and marble inset and hearth. Double doors leading through to dining/kitchen.

### Kitchen/Dining Room

10'6" x 21'5"

Range of high and low rise units with integrated sink and drainer. Integrated fridge/freezer and dish washer. Double electric oven. Gas hob. Island unit with seating. Space for formal dining. Double patio doors leading to rear garden.

### Utility Room

10'6" x 5'3"

Range of low rise units with integrated stainless steel sink and drainer. Recess for washing machine and tumble dryer. Door to rear.

### WC

6'7" x 3'5"

White suite encompassing low flush W/C and wash hand basin.

### Landing

6'0" x 3'0"

Skylight. Roofspace is floored with lighting and accessed with a slingsby ladders.

### Bedroom 1

19'5" x 13'2"

Front facing. Built in wardrobes.

### En-suite

White suite encompassing low flush W/C, vanity wash hand unit and corner shower.

### Office/ Walk in wardrobe

5'9" x 3'0"

Front facing.

### Bedroom 2

16'4" x 10'4"

Front facing.

### Bedroom 3

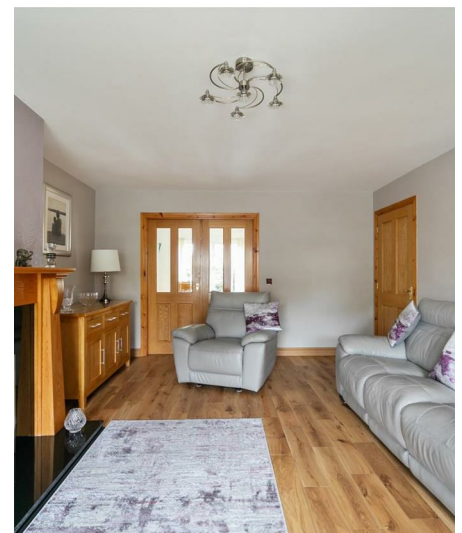
12'7" x 10'4"

Rear facing.

### Bathroom

7'0" x 10'1"

White suite encompassing low flush W/C, wash hand basin, bath and separate shower. Hotpress.



## Garage

Up and over door. Power and light.

## OUTSIDE

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



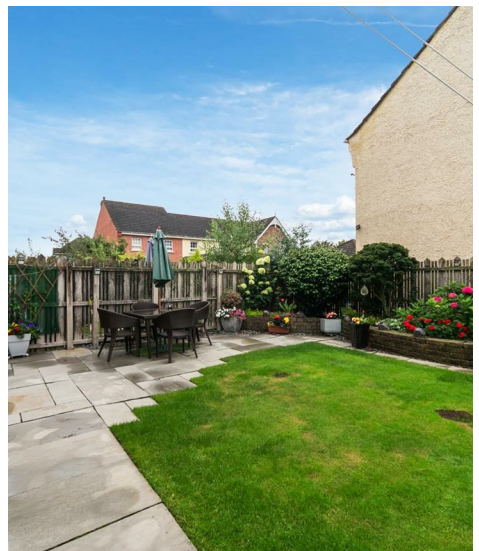




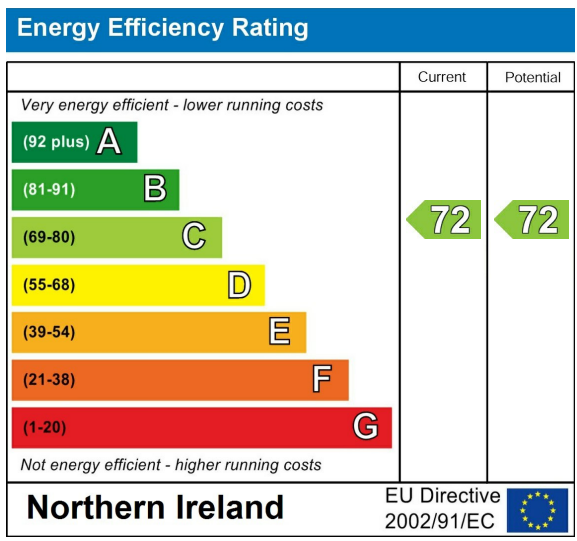




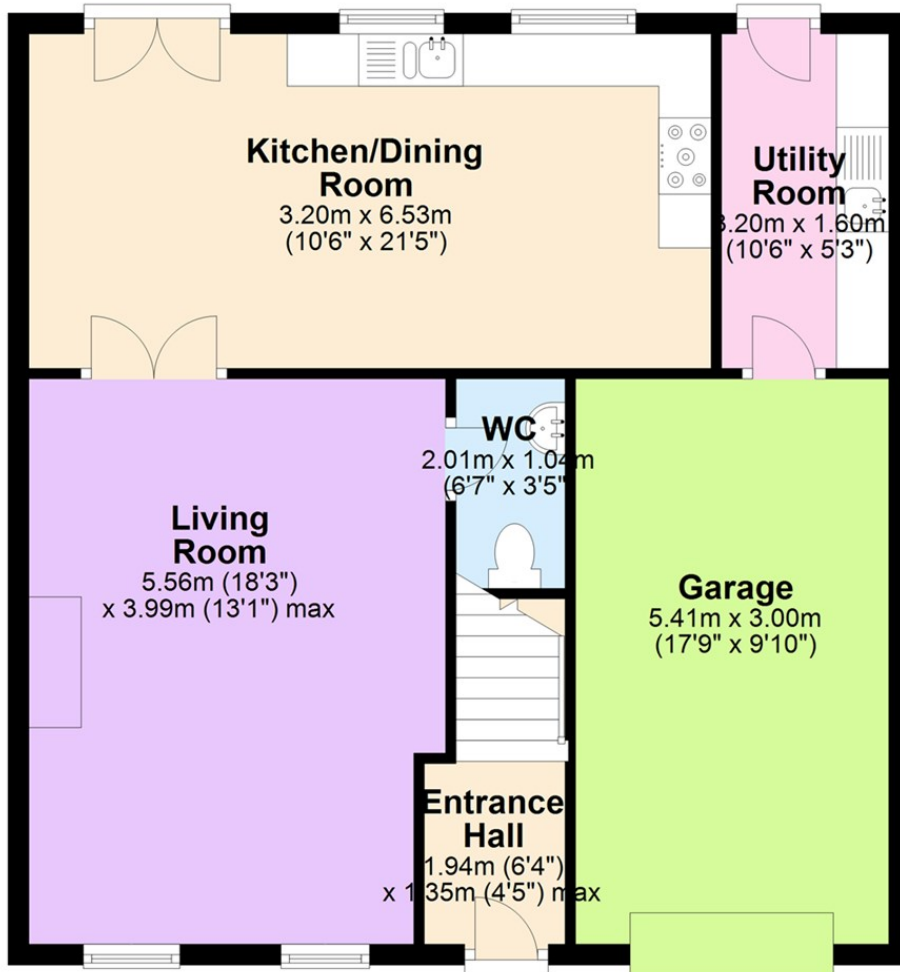








# Ground Floor



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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