



16 HOLSTEIN WAY, LISBURN, BT28 2RT



- A Most Impressive And Well Presented Three Storey Townhouse Offering Spacious And Highly Adaptable Family Accommodation Extending To Approximately **2325 Square Feet**
- Highly Desirable Residential Location Convenient To Local Shops, Excellent Schools And Lisburn City Centre
- Optional 5 or 6 Bedroom Layout (Two With Shower Room En Suite) See Floorplans
- Spacious First Floor Lounge With Two Sets Of French Doors To Balconettes / Adjoining Study or TV Room
- Dining Hall With Double Doors To Family Room / Cloakroom With Low Flush Suite
- Recently Refitted Luxury Kitchen/Dinette With Integrated Appliances And Double Doors To South Facing Patio Garden / Utility Room
- PVC Double Glazing And Gas Fired Central Heating System / Excellent C80 Energy Efficiency Rating

PRICE: OFFERS IN THE REGION OF £279,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C80

REF:DL060924HG

- Internal viewing is essential to appreciate fully this most impressive and deceptively spacious property offering superb family accommodation.

ACCOMMODATION: Measurements are approximate.

ENTRANCE HALL/DINING AREA: 4.38m (14'4") x 4.18m (13'9")

Entrance hall and open plan dining area. Limed oak effect laminated timber floor. Glazed double doors leading to family room.



FAMILY ROOM: 4.26m (14'0") x 3.55m (11'8")

PVC double glazed double doors. Limed oak laminated timber floor. Adjoining store under stairs with light.



CLOAKROOM: Low flush suite comprising close couple low flush wc and pedestal wash hand basin with mono style mixer tap. Limed oak ceramic tiled floor.

RECENTLY REFITTED LUXURY KITCHEN AND DINING AREA: 4.83m (15'10") x 3.57m (11'9")

Range of high and low level units and island unit with quartz effect worktops. Bowl and a half single drainer stainless steel sink unit. Boiling water tap. Integrated oven. Induction hob with integral extractor system. Recessed spot lights. PVC double glazed double doors leading to south facing patio garden. Limed oak ceramic tiled floor. Under unit lighting. Integrated dishwasher.



UTILITY ROOM: Built in unit with gas fired boiler. Plumbed for washing machine. Limed oak ceramic tiled floor. Recessed spotlights. PVC double glazed back door.

FIRST FLOOR

LOUNGE: 5.95m (19'6") x 3.57m (11'9")

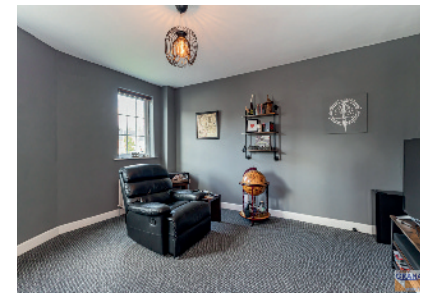
Two sets of PVC double glazed doors with balconettes. Wall mounted gas fire. Recessed spotlights. Access to adjoining study or TV room.



STUDY/TV ROOM: 4.41m (14'6") x 4m (13'1")

BEDROOM (2): 3.83m (12'7") x 2.54m (8'4")

SHOWER ROOM EN SUITE: Quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls and tiled floor. Chrome finish heated towel rail.



BEDROOM (6) OR STUDY:
2.53m (8'4") x 2.18m (7'2")

SECOND FLOOR

BEDROOM (1):
4.50 (14'9") x 3.57m (11'9")

SPACIOUS SHOWER ROOM

EN SUITE: Quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Ceramic tiled floor. Part tiled walls. Close couple low flush wc. Chrome finish heated towel rail.

BEDROOM (3): 3.57m (11'9") x 3.10 (10'2")

BEDROOMS (4) AND (5) COMBINED: 6.15m (20'2") x 2.55m (8'4")

Bedrooms 4 and 5 have been combined to make one spacious bedroom. Both doors, lights and radiators are still in situ so the wall could be easily reinstated to return to the original two room layout.

MAIN BATHROOM: White suite. Panelled bath with mixer tap. Quadrant shower cubicle with Mira electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor. Separate Hotpress.

OUTSIDE

Enclosed and south facing patio garden with feature paving. Access to carparking area

TENURE: We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2024 to March 2025 £1,696.50

SERVICE CHARGE: A service charge of £13.37 per month (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

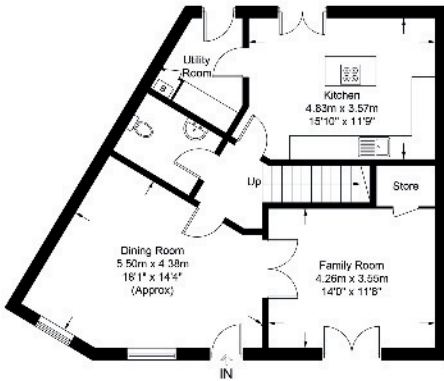
DIRECTIONS: From Knockmore Road turn into Ayrshire Avenue and continue into Holstein Way, number 16 is on the left.

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

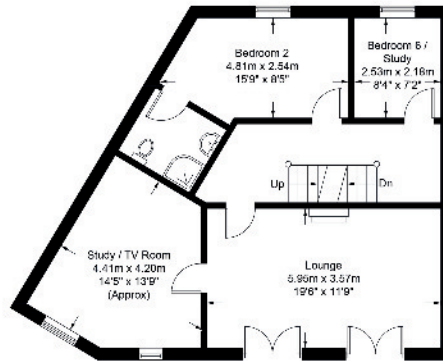


16 Holstein Way, Lisburn

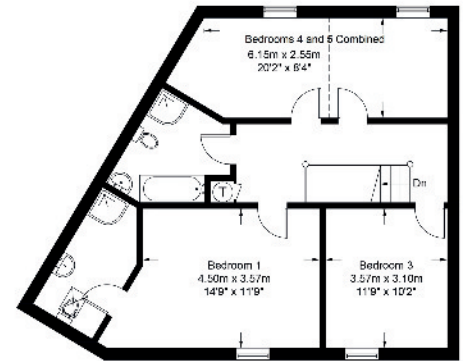
Approximate Gross Internal Area = 216 sq m / 2325 sq ft



Ground Floor
778 sq ft / 72.3 sq m



First Floor
776 sq ft / 72.1 sq m



Second Floor
771 sq ft / 71.6 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1120760)



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

VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

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