



# 56 HUNTINGDON HILL, LISBURN, BT28 3GX



An extraordinary and fashionable semi-detached home superbly placed tucked away in this quiet cul de sac development that is of recent construction and offers stylish luxury living space extending to around an impressive 993 sq ft.

Ideally placed between Belfast and Lisburn as well as arterial routes, this home enjoys a higher-than-average energy rating (EPC B-82) and is finished to an exceptional standard throughout. The beautiful accommodation is briefly outlined below.

Three good-sized bedrooms, the principal bedroom with a private en-suite shower room with decorative tiling, and a luxurious white bathroom suite with a separate shower cubicle, as well as a handy storage cupboard on the landing, which completes the first floor.

On the ground floor, there is a spacious and welcoming entrance hall with a beautiful, tiled floor and a large, bright, and airy living room, which has an eye-catching herringbone effect floor and feature bay window. In addition, there is a handy located downstairs W.C. and a luxury fitted kitchen with a range of built-in appliances that is open plan to a sizeable dining space with additional storage and upvc double-glazed double doors leading to the private gardens.

Parallel off-road car parking and a well-maintained, good-sized rear garden with additional brick paviour patio together with gas-fired central heating and fully Upvc double-glazed all add further to this special home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	82
(81-91)	B		
(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	

OFFERS OVER £219,950

## 56 HUNTINGDON HILL, LISBURN, BT28 3GX

### Key Features

- Extraordinary semi-detached home offering stylish luxury living space within this preferred residential cul-de-sac location ideally placed close to Belfast and Lisburn!
- Three good-sized bedrooms, principal bedroom with private, luxury en-suite shower room.
- Downstairs W.C. (Access to roof-space from first-floor landing providing excellent storage)
- Luxurious white bathroom suite with separate shower cubicle.
- Well maintained good-sized enclosed gardens and off road car-parking.
- Outstanding accommodation extending to around 993 sq ft and superbly placed in this modern development of only 46 homes.
- Large bright and airy living room with beautiful herringbone effect floor and bay window.
- Luxury eye-catching fitted kitchen open plan to sizeable dining space with further added storage and double doors to enclosed gardens.
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating (EPC B-82)!
- Close to arterial routes, the motorway network and all of the abundance of amenities in nearby Belfast and Lisburn to name a few!





## GROUND FLOOR

Pvc front door to:

### SPACIOUS AND WELCOMING ENTRANCE HALL

Beautiful tiled floor.

### DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin, beautiful tiled floor, extractor fan.

### LIVING ROOM

11'11 x 17'4

Beautiful Herringbone effect floor, bay window.

### LUXURY KITCHEN / DINING AREA

19'1 x 9'3

Excellent range of high and low level units, single drainer stainless steel sink unit, integrated fridge freezer, integrated dishwasher, built-in hob and underoven, stainless steel extractor fan, beautiful partially tiled walls and tiled floor, spotlights, open plan to sizeable dining space with additional storage, and seating Upvc double glazed double doors to gardens.

## FIRST FLOOR

### LANDING

Storage cupboard - Access to roof-space via a pull-down ladder, floored providing excellent storage, light.

### BEDROOM 1

11'11 x 13'1

## LUXURY ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, 1/2 pedestal wash hand basin, beautiful partially tiled walls and tiled floor, spotlights, extractor fan.

### BEDROOM 2

10'7 x 10'3

### BEDROOM 3

6'9 x 7'1

## LUXURIOUS WHITE BATHROOM SUITE

8'1 x 6'6

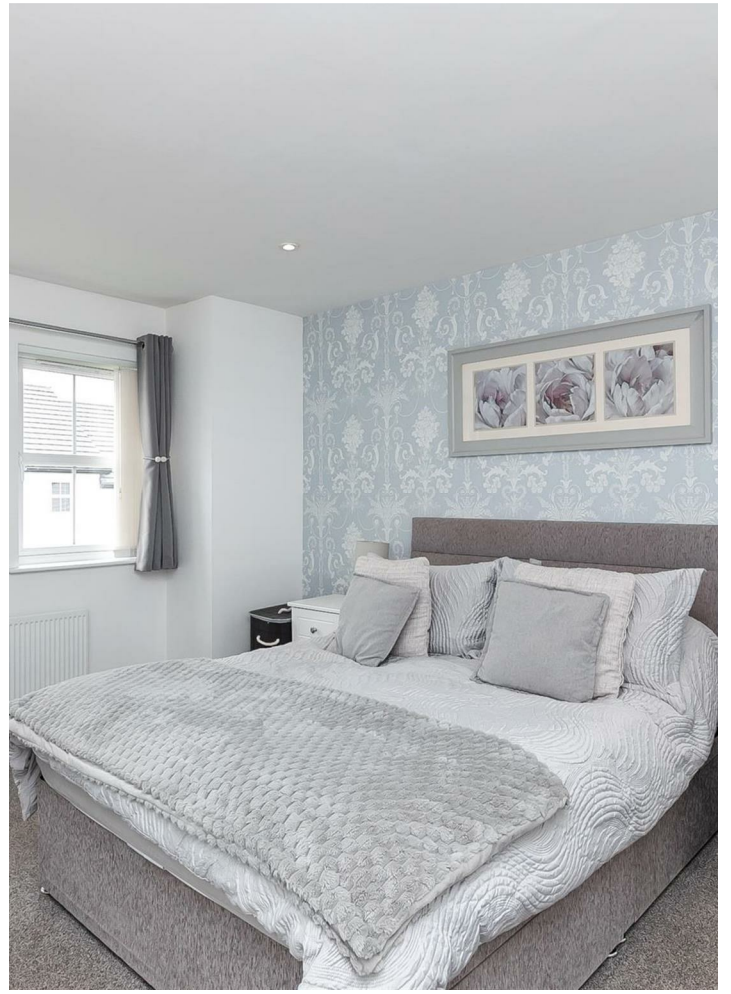
Tiled bath, separate shower cubicle, thermostatically controlled shower unit, low flush w.c, 1/2 pedestal wash hand basin, chrome effect towel warmer, chrome effect sanitary ware, spotlights, extractor fan, beautiful tiled floor, partially tiled walls.

## OUTSIDE

Well maintained, enclosed, good sized rear garden, additional brick paviour patio, well maintained front garden, off parallel road carparking to rear.

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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 Andersonstown on .

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. 18173532**

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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