



## 9 Holstein Hall, Lisburn

**OIRO £249,500** Freehold

Situated just off the Knockmore Road, in the ever popular Holstein Hall development, No 9 is a very well presented detached family home.

Detached house | Lounge with bay window | Kitchen/dining | Downstairs WC | 3 Bedrooms | Ensuite Shower | Family bathroom | Gas heating | PVC Double Glazing | Gardens | Detached Garage |

**028 9266 3396**

[admin@falloonestateagents.com](mailto:admin@falloonestateagents.com)





Situated just off the Knockmore Road, in the ever popular Holstein Hall development, No 9 is a very well presented detached family home.

The accommodation briefly comprises entrance hall with WC off, lounge with bay window, excellent cream kitchen with integrated appliances and dining area into bay window, utility room, Bedroom 1 with ensuite shower room, 2 further bedrooms and spacious bathroom.

Externally there is a tarmac driveway leading to the detached garage, front garden in lawn with shrub bed and an enclosed, walled rear garden laid in lawn with paved patio.

No. 9 also benefits from gas heating, composite front door and PVC double glazed windows and rear door.

Holstein Hall is conveniently located close to many amenities, schools for all ages and is just a short drive to Lisburn City Centre.

Early viewing recommended - strictly by appointment through Falloon Estate Agents 028 9266 3396

Tenure: Freehold

## GROUND FLOOR :

### Entrance hall

Composite front door. Tiled floor. Storage cupboard under stairs. Double panelled radiator.

### WC

Pedestal wash hand basin. Low flush WC. Extractor fan. Tiled floor.

### Lounge

w: 3.66m x l: 4.39m (w: 12' x l: 14' 5")

Contemporary wall mounted gas fire. Dual aspect windows. Bay window. Down lights. 2 double panelled radiators.

### Kitchen/dining

w: 3.4m x l: 4.88m (w: 11' 2" x l: 16' )

Excellent cream kitchen with wood effect work surfaces. 1.5 bowl stainless steel sink unit, mixer tap. Larder cupboard. Integrated double electric oven and hob with stainless steel extractor over. Integrated dishwasher. Integrated fridge/freezer. Part tiled walls. Tiled floor. Down lights. Under unit lights. Bay window. Single and double panelled radiators.

### Utility Room

w: 1.67m x l: 2.07m (w: 5' 6" x l: 6' 9")

'Ideal' gas boiler in cupboard. Wooden effect worksurface. Plumbed for washing machine. Space for tumble dryer. Tiled floor. Single panelled radiator. Double glazed door to rear garden.

### Landing

Hot press. Double panelled radiator. Access to roof space.

### Bedroom 1

w: 2.85m x l: 3.53m (w: 9' 4" x l: 11' 7")

Double panelled radiator.

### En-suite

Shower cubicle. Pedestal wash hand basin, mixer tap. Low flush WC. Part tiled walls. Tiled floor. Chrome heated towel rail.

### Bedroom 2

w: 3.1m x l: 3.6m (w: 10' 2" x l: 11' 10")

Range of wardrobes with sliding doors (one mirrored). Double panelled radiator.



### Bedroom 3

w: 3.01m x l: 3.03m (w: 9' 11" x l: 9' 11")

(measurement to include wardrobes). Range of built in wardrobes with sliding doors, centre mirror. Laminate flooring. Double panelled radiator.

### Bathroom

w: 2.92m x l: 3.05m (w: 9' 7" x l: 10' )

White suite comprising panelled bath, mixer tap and shower attachment. 'Mira Sprint' electric shower over. Pedestal wash hand basin, mixer tap. Low flush WC. Part tiled walls. Tiled floor. Chrome heated towel rail.

### Outside

Front garden laid in lawn. Paved path. Tarmac driveway. Flowerbed to side with mature shrubs.

Enclosed rear garden with walled boundary. Paved patio area. Outside lights. Outside tap.

### Detached Garage

Roller shutter door. Light and power. Double glazed window. Double glazed side pedestrian door.

### Tenure

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

### Rates payable

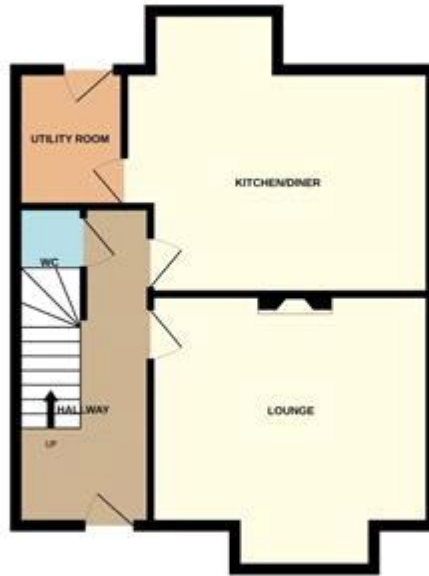
Details from the LPSNI website - rates payable of £1218.00

### Service Charge

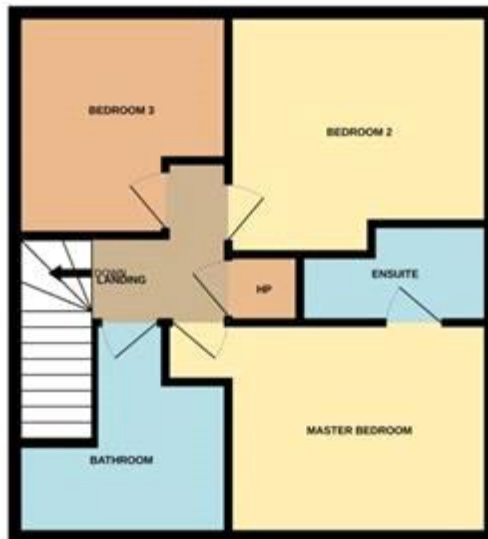
Management Company charge payable 1st October - 30th September for year 23/24 is £135.74



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.