



18 Hillview Avenue represents a superb opportunity to acquire a fantastically appointed two bedroom end terrace on a substantial site ideally positioned between the Lambeg Road and Queensway in a quiet cul-de-sac location.

This superb address offers ease of access for the city commuter and is ideally positioned between Belfast and Lisburn with a range of local amenities including many popular restaurants, shops and boutiques. The property lies within the catchment area to a range of the country's most prestigious schools.

In short the property comprises of a spacious lounge, open plan kitchen diner with additional storage, two well-proportioned double bedrooms and a modern family bathroom with white suite.

The property further benefits from double glazing throughout, gas fired central heating, tarmac double driveway with private off street parking, enclosed rear garden with patio area and an extensive side garden laid in lawns with development potential subject to necessary consents.

Rarely do properties of this calibre present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Around
£135,000

18 Hillview Avenue,
LISBURN,
BT27 4PP

Viewing by
appointment with
& through agent
028 9266 1700

- Superbly Presented Two Bedroom End Terrace on a Substantial Private Corner Site Positioned in a Quiet Cul-De-Sac in Lambeg
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Malone Golf Club, Dunmurry Golf Club and Lisburn Cricket Club
- Two Well Appointed Double Bedrooms
- Lounge with Solid Oak Floors and Outlook to Front
- Open Plan Kitchen Diner with Access to Rear Garden and Built in Storage
- Family Bathroom with Modern White Suite
- Tarmac Double Driveway with Private off Street Parking
- Enclosed Rear Garden with Raised Patio Area
- Extensive Side Garden Laid in Lawns with Potential for Further Development Subject to Necessary Consents
- Gas Fired Central Heating and UPVC Double Glazing Throughout
- Ideally Suited to the Young Professional, First Time Buyer, Investor and Young Couple Alike
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

COVERED ENTRANCE: uPVC double glazed front door with glass insets and lead detailing to . . .

RECEPTION HALL: Access to electric meter, solid wooden flooring.

LIVING ROOM: 12' 6" x 11' 2" (3.8m x 3.41m) Outlook to front, solid wooden flooring.

KITCHEN/DINER: 16' 4" x 8' 7" (4.99m x 2.61m) (at widest points). Fully fitted kitchen with range of high and low level units, laminate worktops, stainless steel single drainer sink unit with chrome mixer tap, built-in high level microwave, built-in high level oven and grill, four ring gas hob with extractor fan above, built-in fridge freezer, space for washing machine, polished tiled floor, ample space for casual dining, generous understairs storage cupboard, uPVC door to patio garden.



Stairs to . . .

First Floor

LANDING: Picture window, access to roofspace.

BEDROOM (1): 13' 1" x 10' 10" (3.98m x 3.3m) (at widest points). Built-in storage cupboard, outlook to front.

BEDROOM (2): 8' 6" x 8' 7" (2.59m x 2.62m) (at widest points). Outlook to rear.

BATHROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap, chrome heated towel rail, tiled floor, fully tiled walls, corner shower unit with uPVC panelled shower enclosure with chrome thermostatic control valve and telephone attachment, low voltage recessed spotlighting, extractor fan and frosted glass window.

Outside

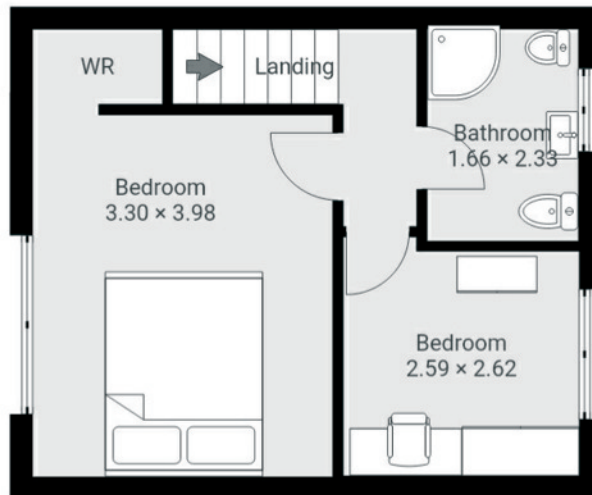
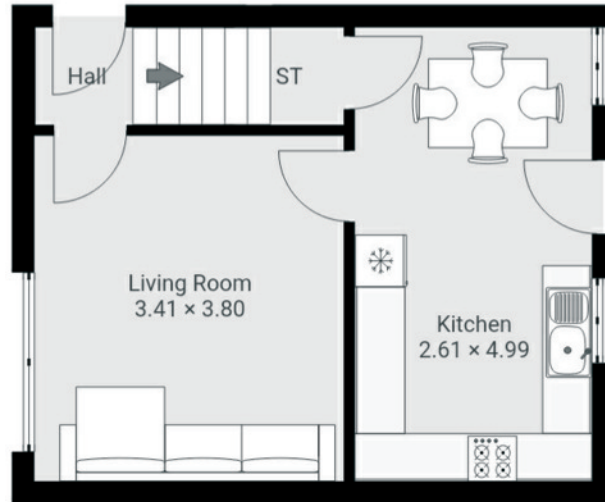
Tarmac double driveway with steps to . . .

Enclosed, private rear courtyard with surrounding fencing with patio area and additional outhouse storage, corner garden laid in lawn providing an extensive site with potential for further development subject to the necessary consents.

Location:

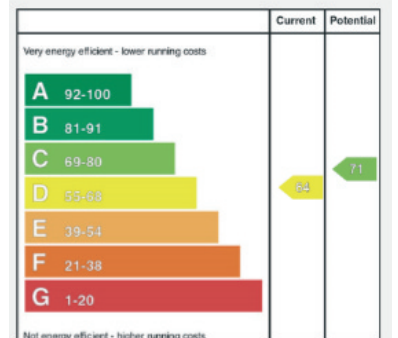
Hillview Avenue is located off Queensway, Lambeg.





Energy Rating

Epc Type: Domestic
 Current: D64
 Potential: C71
 EPC Landmark Code: 9240-0626-6220-1876-7292
[Epc Certificate](#)



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