

GERARD MCCLINTON  
ESTATE AGENT



38 The Brambles, Lisburn, BT28 2XY

Offers in the region of £210,000

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# 38 The Brambles

Lisburn, BT28 2XY

- Newly Renovated Semi Detached Property
- Bright Spacious Living Room with Feature Fireplace & Open Fire
- Newly Created Ground Floor WC
- Upgraded Electric Fuseboard
- Newly Redecorated Inside & Outside
- 3 Bedrooms
- Newly Fitted & Reconfigured Kitchen with Range of Integrated Appliances
- New Striking Bathroom With P Shaped Bath & Electric Shower
- New Upvc Double Glazed Windows & External Doors
- Oil Fired Central Heating

This beautifully presented semi detached home has been newly renovated and is located in a popular residential development in Lisburn. Due to it "sitting ready to move into" this home is ideal for a wide range of buyers including young growing families, first time buyers or even downsizers.

Some of the works include new flooring throughout, newly redecorated inside and outside, updated electric fuseboard, newly created understairs WC, new kitchen with an extensive list of integrated appliances, new bathroom suite, new windows and external doors.

The accommodation comprises a bright airy entrance hall, a newly created understairs wc, a spacious and bright living room with feature fireplace and open fire. To the rear is the newly reconfigured and installed dining kitchen with double doors leading onto the rear garden. On the first floor are three generous bedrooms and the strikingly beautiful bathroom. Outside is a front garden, driveway to side, rear patio area, garden laid to lawn and a handy shed.



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## Entrance Hall

## WC

## Living Room

16'0" x 13'1" (4.9 x 4)

## Dining Kitchen

19'0" x 10'9" (5.8 x 3.3)

## First Floor Landing

## Bedroom 1

12'9" x 12'1" (3.9 x 3.7)

## Bedroom 2

12'1" x 12'1" (3.7 x 3.7)

## Bedroom 3

7'10" x 7'6" (2.4 x 2.3)

## Bathroom

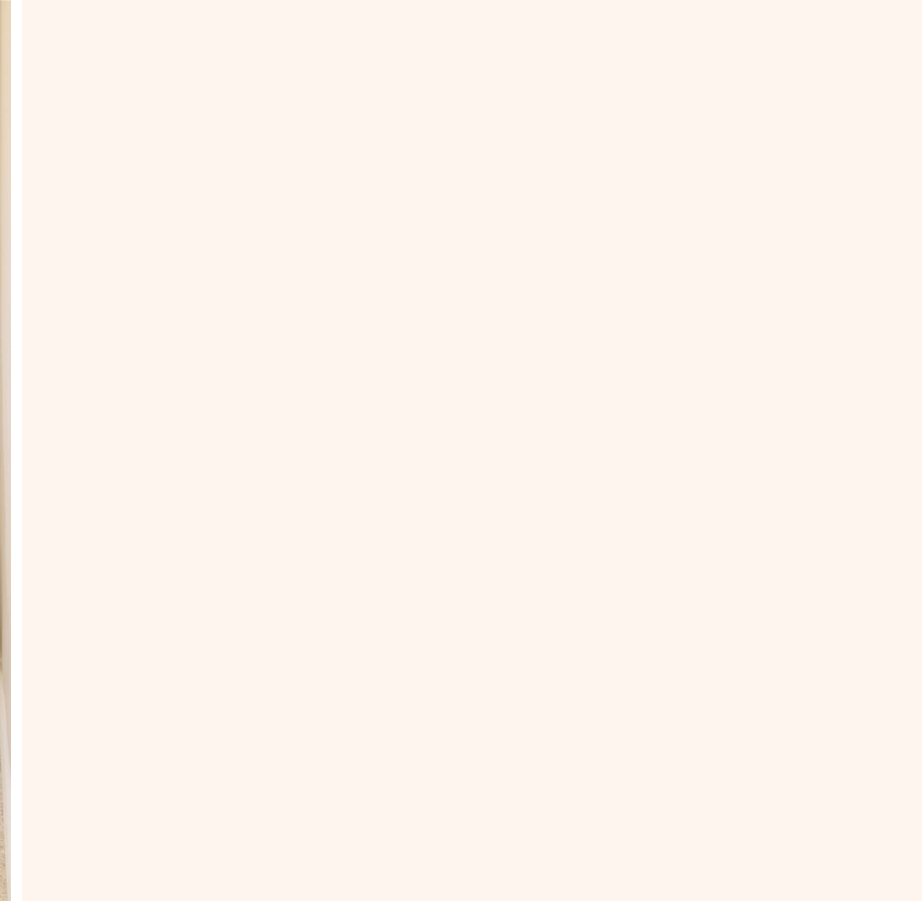
8'6" x 7'10" (2.6 x 2.4)

## Outside



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## Directions









## Floor Plans



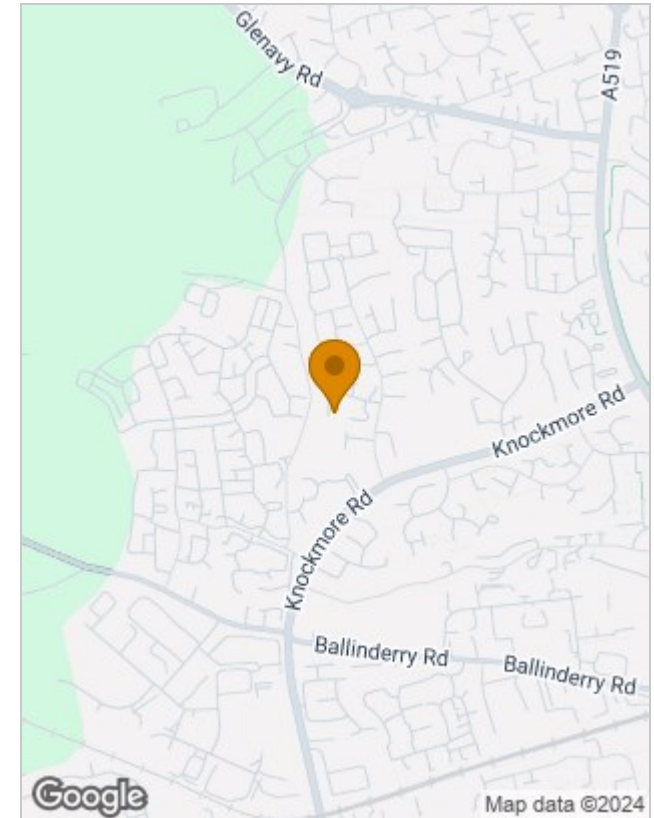
## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

