



228 Hillhall Road, Lisburn, BT27 5JQ

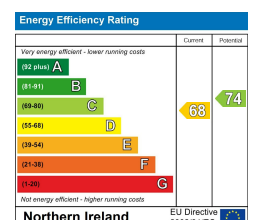
Asking Price £475,000

Situated only a few minutes drive from the Malone and Lisburn Road, Forestside shopping complex, Lisburn city Centre and Sprucefield shopping complex. 228 Hillhall Road offers convenience to all the high street shops, restaurants and entertainment facilities as well as only being a short drive to Belfast city centre with motorway access in both directions and leading to primary and post-primary schools in both Belfast and Lisburn are close by, this property would make an ideal family home.

Positioned on an elevated plot, set well back from the road, the property benefits from well proportioned accommodation comprising large reception hall with open plan dining area, two reception rooms, fitted kitchen open to sunroom, downstairs WC and utility room on the ground floor. Whilst on the first floor there are four bedrooms, principle bedroom with ensuite and family bathroom. The property is positioned on a large plot with mature gardens to the front and a large patio with split level decked area to the rear complemented by a fantastic garden with extensive lawns.

Previous planning permission was obtained for a two storey garage to the side rear of the property.

- Detached Family Home In an Elevated Position Set on Approximately 0.5 Acre
- Two Reception Rooms Plus Open Plan Dining Area
- Downstairs W/C
- White Bathroom Suite
- Tarmac Driveway With Space To Park & Turn
- Four Bedrooms Master With En-suite
- Fitted Kitchen Open To Sun Room
- Utility Room
- Oil Heating / Double Glazed
- Patio Area to Superb Rear Gardens with Patio and Split Decked Areas.





Entrance Hall



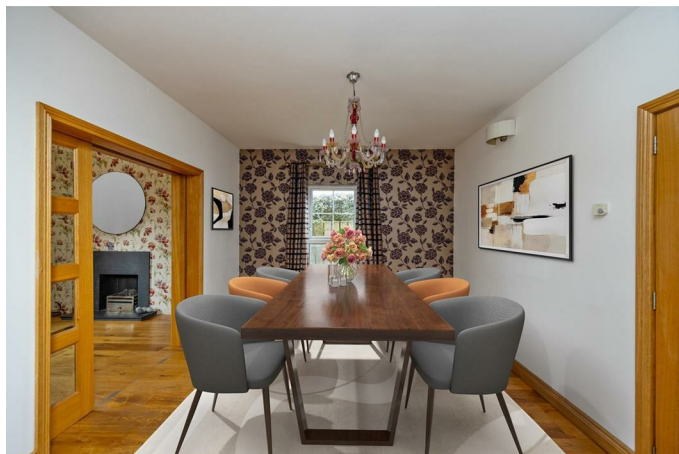
Pvc double glazed front door with double glazed windows and fan light to entrance hall. .Siberian tiger oak flooring.
The hallway opens up to an open plan dining area with the possibility for a study.



Cloakroom

Low flush wc, vanity unit with splash back tiling, chrome heated towel rail. Tiled flooring,

Open Plan Dining Room 18'0 x 10'0 (5.49m x 3.05m)



At widest points. Siberian tiger oak flooring.

Family Room 13'0 x 10'0 (3.96m x 3.05m)



Living flame gas fire.



Lounge 19'6 x 13'0 (5.94m x 3.96m)



Siberian tiberian oak flooring. Open plan fire.



Inner Hallway

Censored lighting. Pvc double glazed barn style door to rear. Tiled flooring.

Utility Room 10'0 x 6'0 (3.05m x 1.83m)



Tiled flooring. Plumbed for washing machine.

Kitchen with Breakfast Area 13'0 x 13'0 (3.96m x 3.96m)



Range of high and low level units, 1 1/2 bowl sink unit with mixer taps, plumbed for American style fridge freezer, integrated dish washer 5 ring gas hob with extractor fan, electric double oven, central island with wooden work surfaces and breakfast bar, Velux window. Tiled flooring. Part tiled walls. Concealed lighting.



Sun Room 12'0 x 12'0 (3.66m x 3.66m)



Tiled flooring. Vaulted ceiling. Pvc double glazed door to rear.



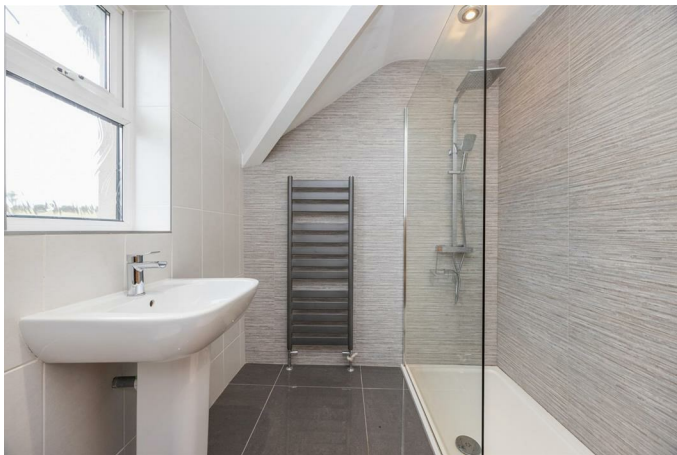
First Floor



Principal Bedroom 13'11 x 13'0 (4.24m x 3.96m)



En-suite Bathroom



White suite comprising walk in shower cubicle , low voltage spot-lights pedestal wash hand basin, low flush w.c Fully tiled walls. Heated chrome towel rail. Feature glass blocks to wall.

Bedroom Two 13'9 x 13'9 (4.19m x 4.19m)



Bedroom Three 13'9 x 13'9 (4.19m x 4.19m)

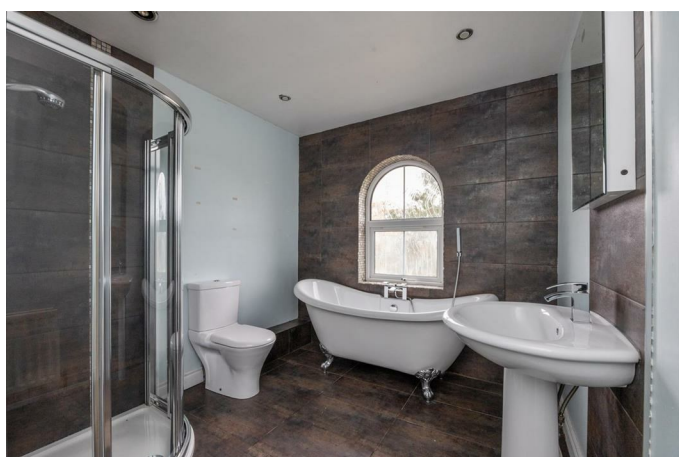


Bedroom Four 13'9 x 13'9 (4.19m x 4.19m)

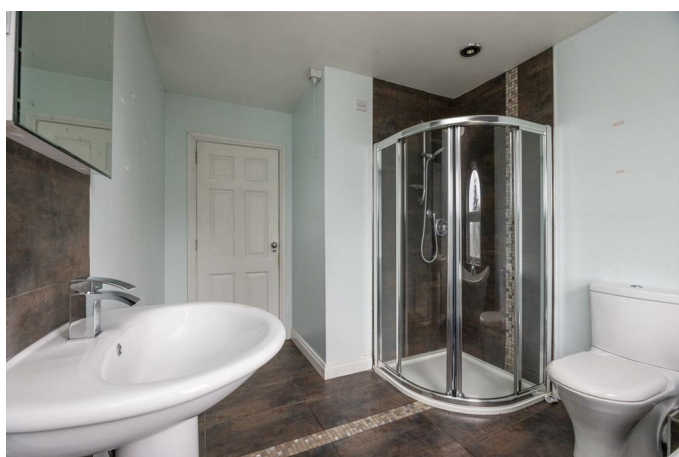


Skylight window.

Family Bathroom



White suite comprising free standing roll top bath with mixer taps, shower attachment, pedestal wash hand basin with floor to ceiling splash back tiling, low flush w.c Tiled flooring with feature mosaic design, low voltage spots, fully tiled shower cubicle with mosaic design with Aqualisa shower, bathroom cabinet with integrated lighting.



Landing

Original wooden flooring. Access to part floored roofspace.

Outside

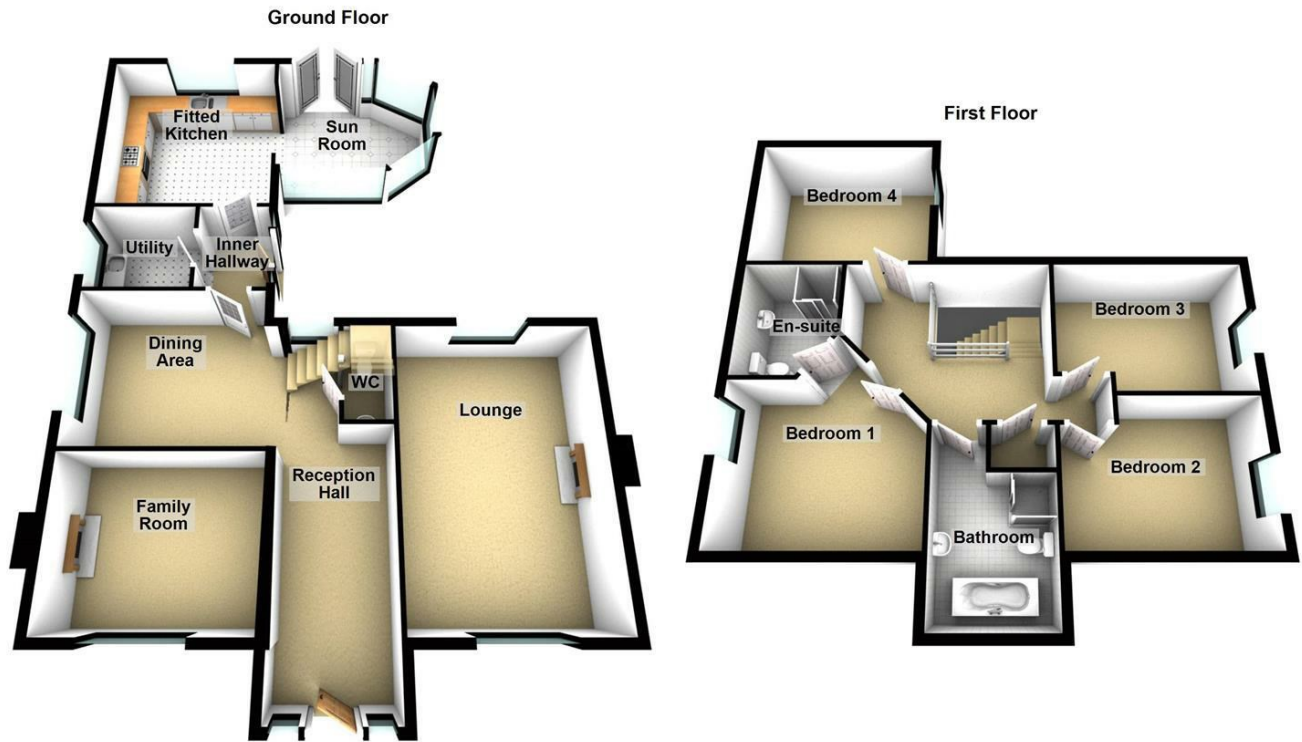


Sweeping driveway leading to parking at front with further large parking area to the side. Mature landscaped surrounding gardens including generous lawns to the rear with mature trees plant and shrubs., backing on to open fields. Decking area with further area for a dog run at the side.



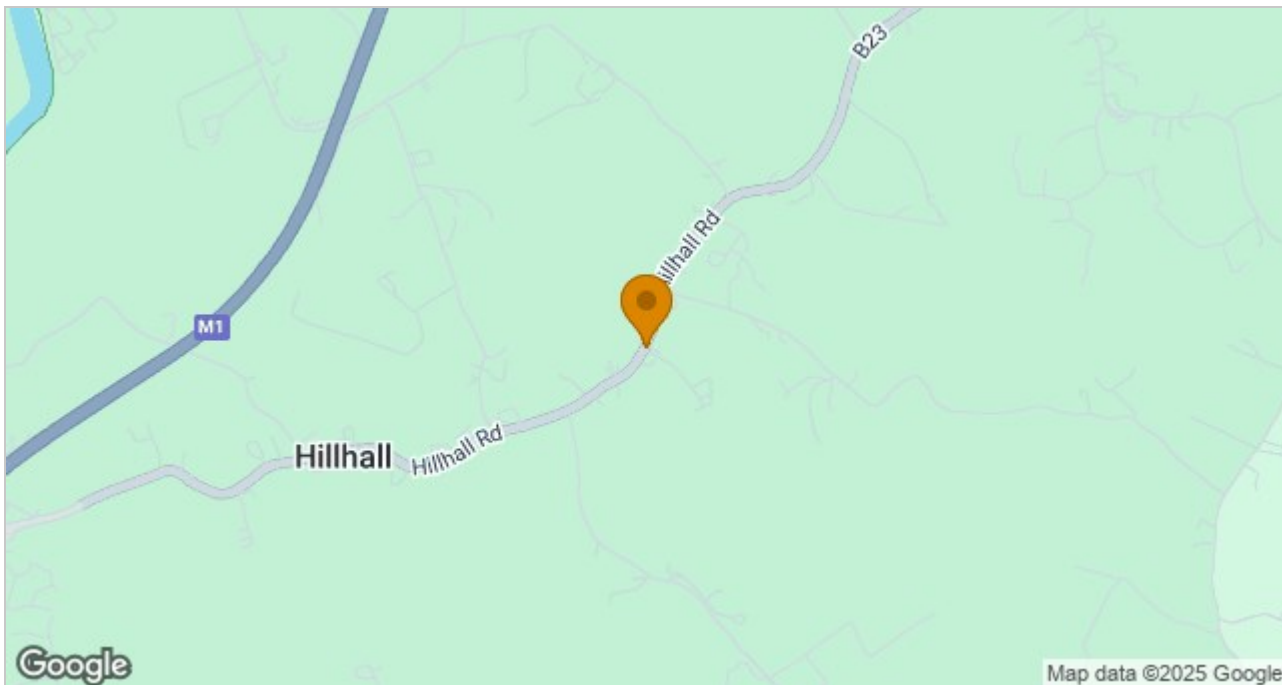


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. N1051121;
Registered Office: 9 Upper Crescent, Belfast BT7 1NT
©Ulster Property Sales is a Registered Trademark