



14 BRETON AVENUE, LISBURN, BT28 3XZ



A rare opportunity to purchase this striking semi-detached home superbly located tucked away on a peaceful no-through road position and is ideally placed within the much desired 'Breton Hall' development that is inspired by a classic Georgian village theme built by award-winning developer 'Porter & Co.' known for their exceptional craftsmanship and high-quality specification throughout.

Offering stylish, bright, and airy living accommodation and south-facing gardens, this home has been immaculately maintained throughout and benefits from a higher-than-average energy rating coupled with having access to arterial routes and ease of access to both Lisburn and Belfast. The fashionable accommodation is briefly outlined below.

Three good-sized bedrooms, all three bedrooms with spotlights, and the principal bedroom has a private luxury en-suite shower room also with spotlights and contemporary tiling. There is also a modern white bathroom suite with decorative tiling, spotlights, and chrome-effect sanitaryware, and this completes the first floor.

On the ground floor there is a beautiful feature entrance door with an attractive Transom window leading to a welcoming entrance hall that leads to a good-sized living room and a luxury fitted kitchen that is open plan to a sizeable dining/entertaining area along with access to a separate utility room and downstairs W.C.

Off-road car parking leads to a detached matching garage that has light, power, and storage units, and there is a well-maintained front garden and a well-maintained, privately enclosed rear garden with additional patio area that benefits from a southerly aspect. There is also an outdoor tap.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	75
(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 AROUND £244,950

Key Features

- Striking semi-detached home superbly located, tucked away on a peaceful no-through-road position within the popular Breton Hall development.
- Bright and airy living room with solid wooden floor.
- Good-sized living room and luxury-fitted kitchen open plan to a sizeable dining/entertaining area.
- Off road carparking leading to a detached matching garage that has light, power and storage units.
- Oil fired central heating system / Pvc double glazing to include Pvc sash windows to the front / Higher-than-average energy rating (EPC C-75)
- Three good-sized bedrooms, all three bedrooms have spotlights, and the principal bedroom has a private luxury en-suite shower room with spotlights and decorative tiling.
- Modern white bathroom suite with decorative tiling and spotlights.
- Separate utility room and downstairs w.c.
- Front garden and well maintained, privately enclosed South facing rear garden with additional patio area.
- High quality specification throughout and close to arterial routes, the motorway network and all the convenience of both Lisburn and Belfast to name a few!





GROUND FLOOR

Beautiful feature entrance door with attractive Transom window allowing additional light.

ENTRANCE HALL

Solid wooden floor.

LIVING ROOM

13'7 x 13'4

Solid wooden floor.

LUXURY KITCHEN / DINING AREA

13'1 x 11'0

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, stainless steel extractor fan, integrated fridge and freezer, integrated dishwasher, beautiful tiled floor, open plan to dining space.

SEPARATE UTILITY ROOM

Range of units, single drainer stainless steel sink unit, tiled floor.

DOWNSTAIRS W.C

Low flush w.c, 1/2 pedestal wash hand basin, beautiful tiled floor, spotlights.

FIRST FLOOR

LANDING

Hot-press/storage.

PRINCIPAL BEDROOM 1

Spotlights.

LUXURY ENSUITE SHOWER ROOM

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

BEDROOM 2

Spotlights.

BEDROOM 3

Spotlights.

LUXURY WHITE BATHROOM SUITE

Bath, telephone hand shower, 1/2 pedestal wash hand basin, low flush w.c, contemporary partially tiled walls and tiled floor, spotlights, extractor fan.

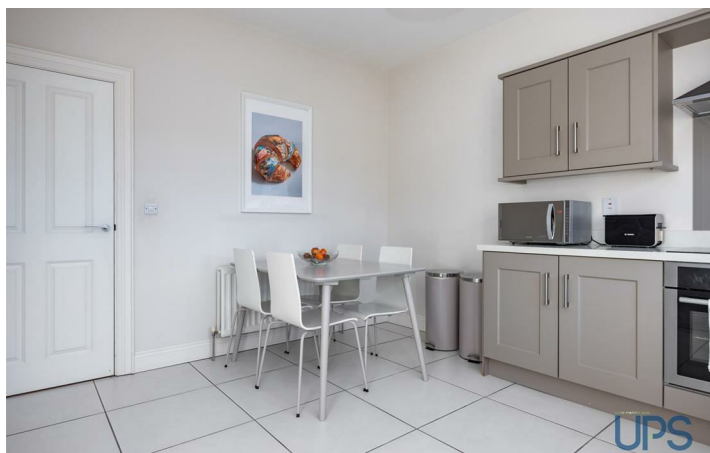
OUTSIDE

Well maintained, privately enclosed rear garden, well maintained front garden, good sized driveway, outdoor tap.

DETACHED GARAGE

Roller door, Upvc double glazed pedestrian door, light and power, storage units.

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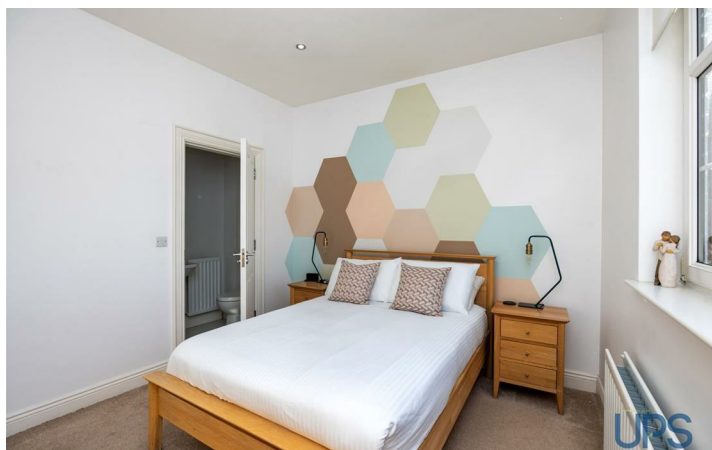
UPS



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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. 18261935

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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