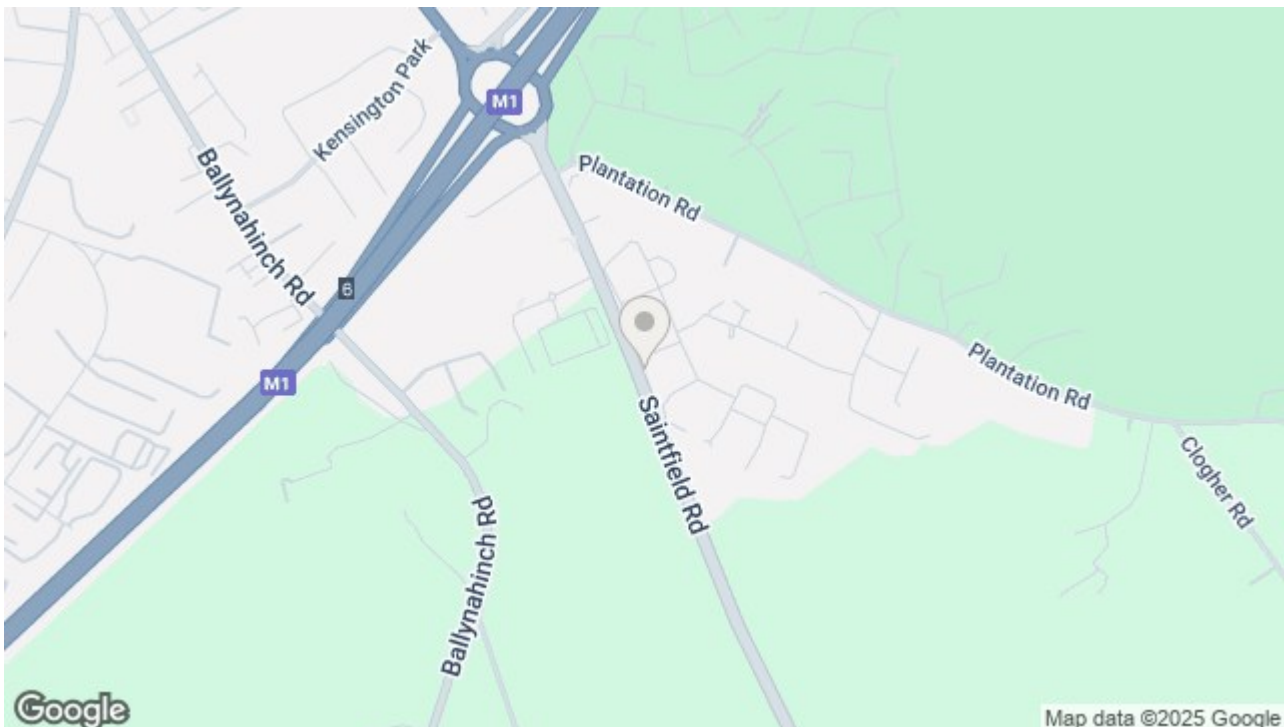


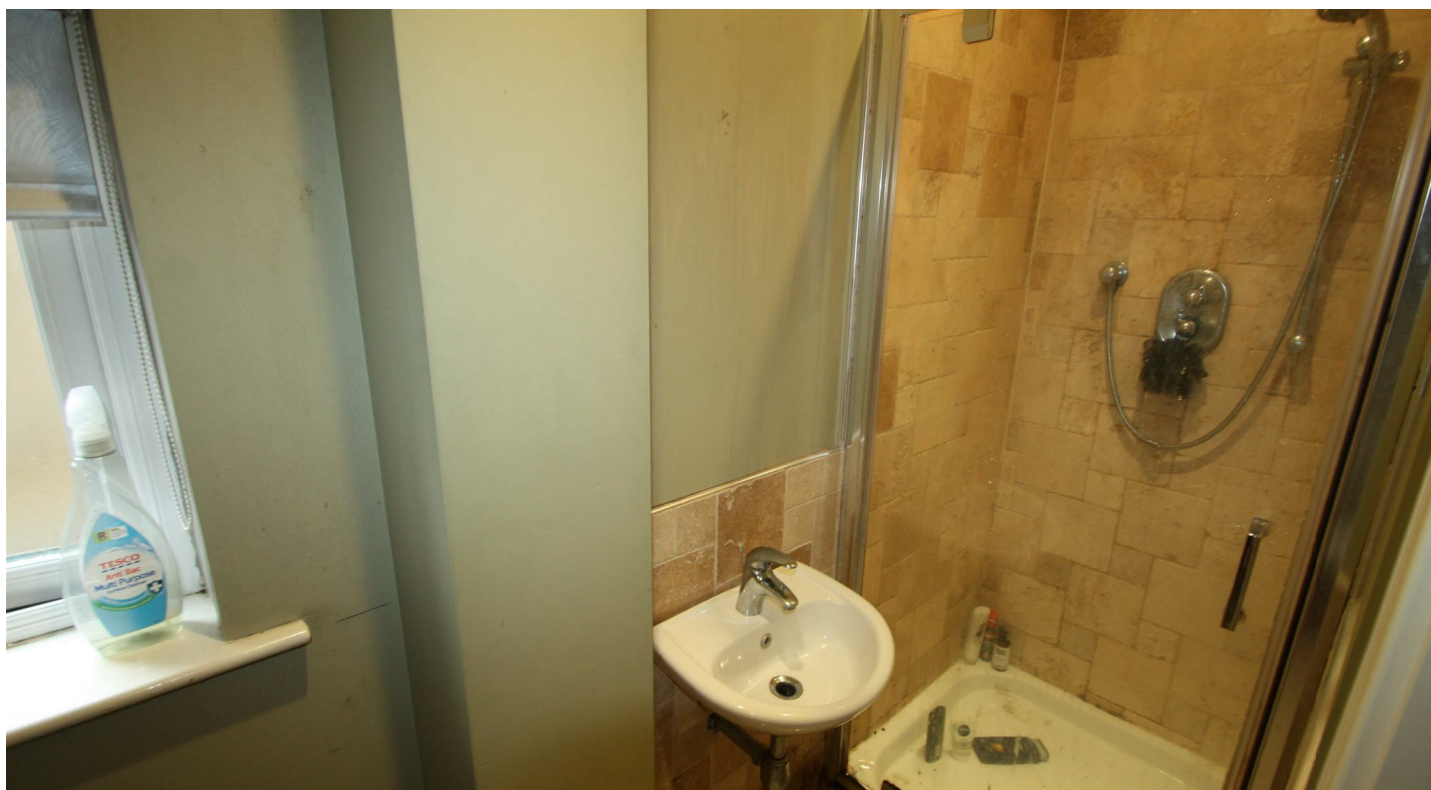


16 BERKELEY HALL, LISBURN, BT27 5TZ



OFFERS AROUND £295,000

We are pleased to offer for sale this three story semi detached home in the ever popular Berkeley Hall development just outside Lisburn. The property comprises four bedrooms (including one on the ground floor), master bedroom ensuite, living room, kitchen with dining area, family bathroom, utility room, shower room and an integrated garage. Outside the property further benefits from off street parking and an enclosed spacious rear garden. The property may need some updating in parts but property rarely comes for sale in this popular area so early viewing is a must.



## At a glance:

- Semi detached home
- Living room
- Family Bathroom
- Downstairs w.c
- Rear garden
- Four bedrooms
- Kitchen/ dining area
- Master bedroom ensuite
- Integrated garage
- Off street parking

### Entrance Hall

19'2" x 7'2"

Solid wood front door leading to entrance hall. Stairs to first floor. Door to integrated garage.

### Shower Room

10'7" x 3'2"

White suite incorporating low flush wc, wash hand basin, corner shower unit. Tiled flooring, partly tiled walls.

### Bedroom 1

11'4" x 12'2"

Ground floor bedroom, Double doors to rear.

### Utility Room

7'10" x 5'3"

A range of high and low level units with space for washing machine and tumble dryer. Stainless steel sink unit and store. Door to rear.

### Garage

Up and over door, door to entrance hall.

### First Floor

10'4" x 6'7"

Window to side, stairs to second floor. Wood flooring.

### Living Room

17'8" x 19'6"

Two windows to front, marble fireplace with granite hearth housing open fire. door to landing. Wood flooring, feature wall panelling.

### Kitchen/Dining Room

6'7" x 19'5"

Range of high and low level units incorporating, integrated dish washer, stainless steel sink unit, space for range style cooker, stainless steel cooker hood with extractor fan. Tiled flooring, wall tiling, double doors to Juliet balcony.

### Second Floor

11'4" x 6'7"

Wood flooring.

### Bedroom 2

12'8" x 11'3"

Front facing room, door to ensuite

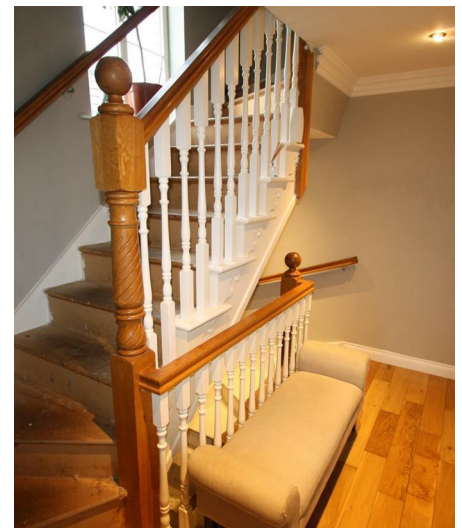
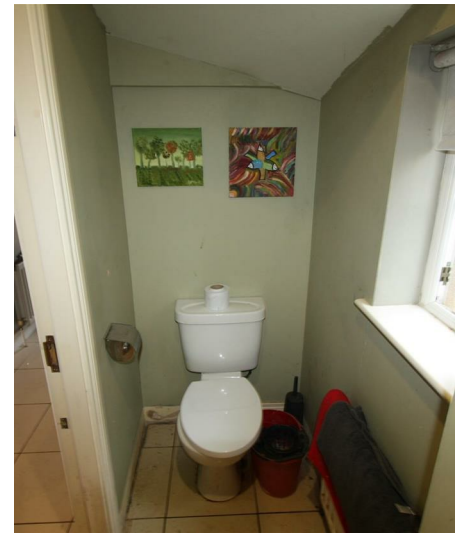
### En-suite

4'7" x 8'6"

White suite with low flush wc, wash hand basin, tiled flooring.

### Bathroom

White suite comprising bath, wash hand basin built in to vanity unit, low flush wc. Tiled flooring, partial wall tiling.



### **Bedroom 3**

13'0" x 9'6"

Rear facing room.

### **Bedroom 4**

10'9" x 9'7"

Rear facing room.

### **Outside**

Pavior parking area to front. Pavior path to front door.

Enclosed garden to rear. Tiled pathway leading to grass area and patio area.












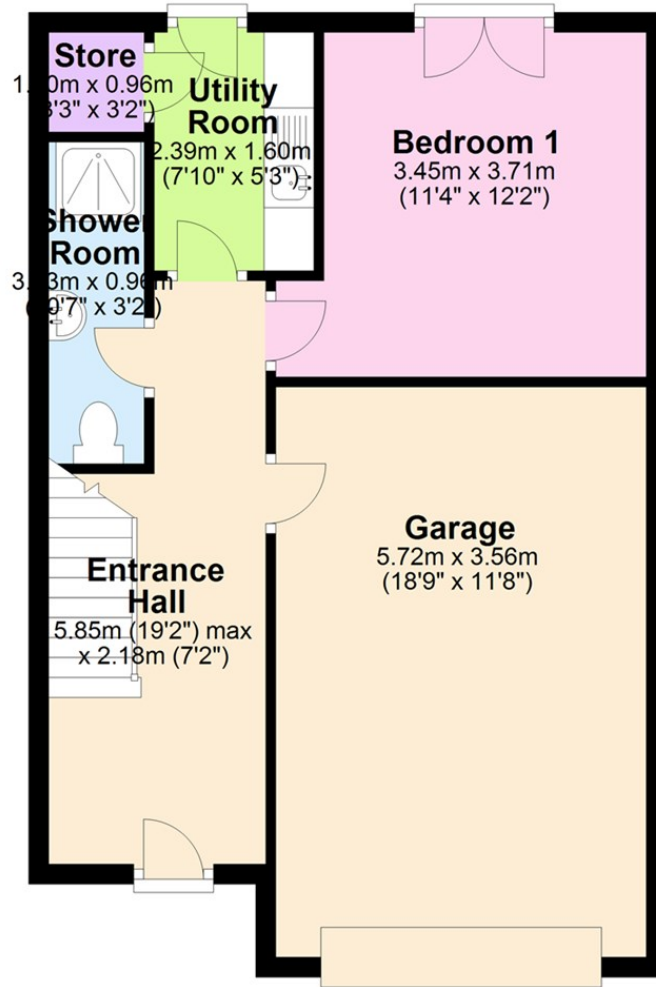






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland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

# Ground Floor



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 our mortgage advisor on 0289 756 1155.

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.**

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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**PRS** Property  
Redress  
Scheme

**OFT**  
Approved code

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