

simon**BRIEN**
RESIDENTIAL

44 Church Road,
Lisburn, BT27 6UP



Offers Over £575,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Detached Family Home
- Well Presented and Deceptively Spacious Accommodation
- Large Entrance/Dining Hall
- Underfloor heating downstairs
- Four Double Bedrooms
- Drawing Room, Living Room, Sun Room and Casual Living/Dining
- Well Appointed Kitchen with Aga Range
- Modern Bathroom and Ensuite
- Dressing Room off Principal Bedroom
- Utility Room
- Two Downstairs Cloakrooms
- Fully floored roofspace with double sockets
- Oil Fired Central Heating
- Double Glazing
- Alarm and Central Vacuum System
- Large shed/workshop with Adjoining Carport and Excellent Parking
- Two stables and two stores
- Pleasant Well Tended Gardens predominantly in Lawns
- Popular and Convenient Semi Rural Location within comfortable commuting distance of Belfast and Lisburn
- Viewing by Private Appointment

DESCRIPTION

Situated in a pleasant semi rural location the property enjoys all the attributes of countryside living with privacy and views and yet is within comfortable commuting distance of Belfast, Lisburn and other surrounding towns via nearby transport networks. Excellent schooling and local amenities are also within close proximity.

The property itself offers deceptively spacious accommodation providing a four bedroom layout with four reception rooms, quality kitchen with Aga, family bathroom, ensuite, utility room and two downstairs cloakrooms.

Externally the property is positioned on a superb site with generous gardens, parking, large shed/workshop, carport and stabling.

Likely to be of interest to the growing family wanting to set up home in the country viewing is by private appointment through our South Belfast Office on 02890 668888.

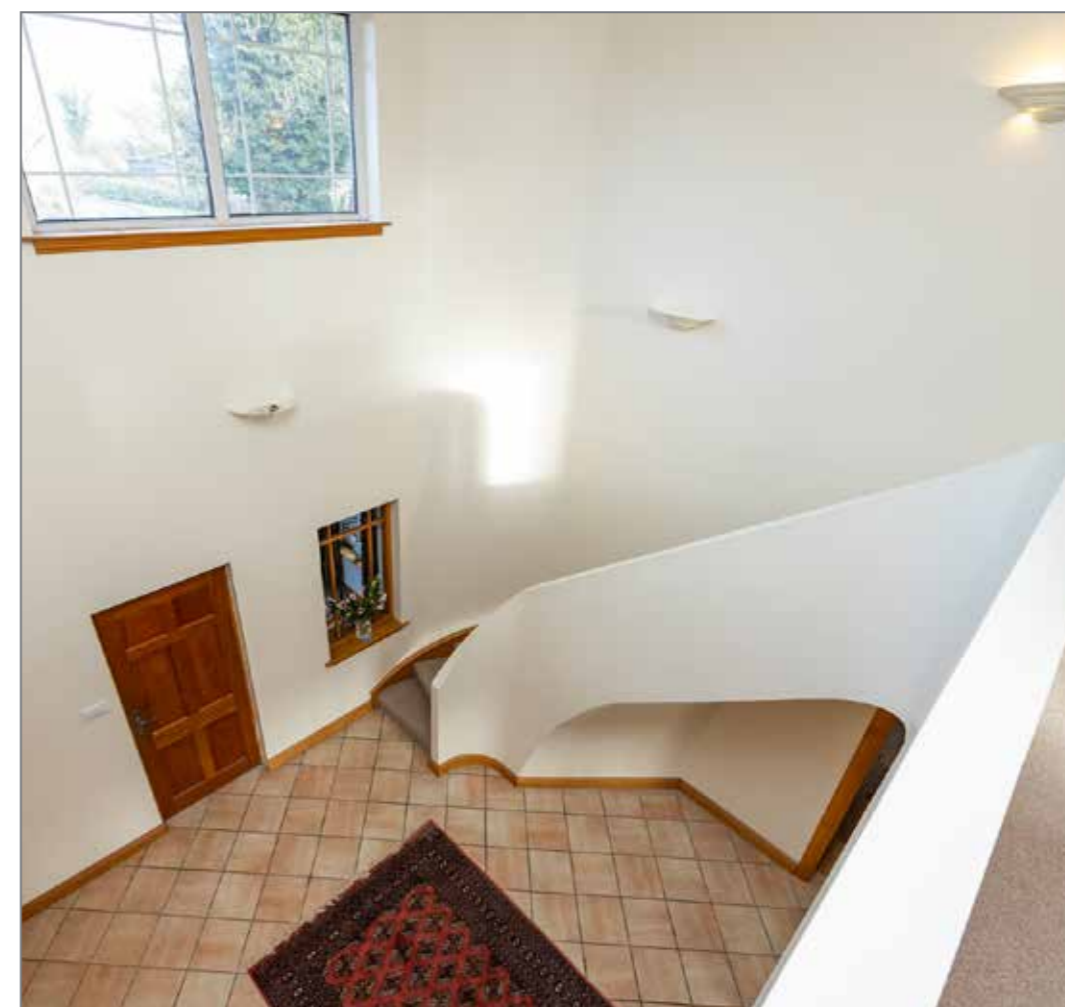
ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

22' 1" x 15' 4"
(6.73m x 4.67m)

Hardwood door to entrance porch, inner door to:



DRAWING ROOM:
17' 5" x 15' 3" (5.31m x 4.65m)

Attractive Sandstone Fireplace, open fire, oak floor



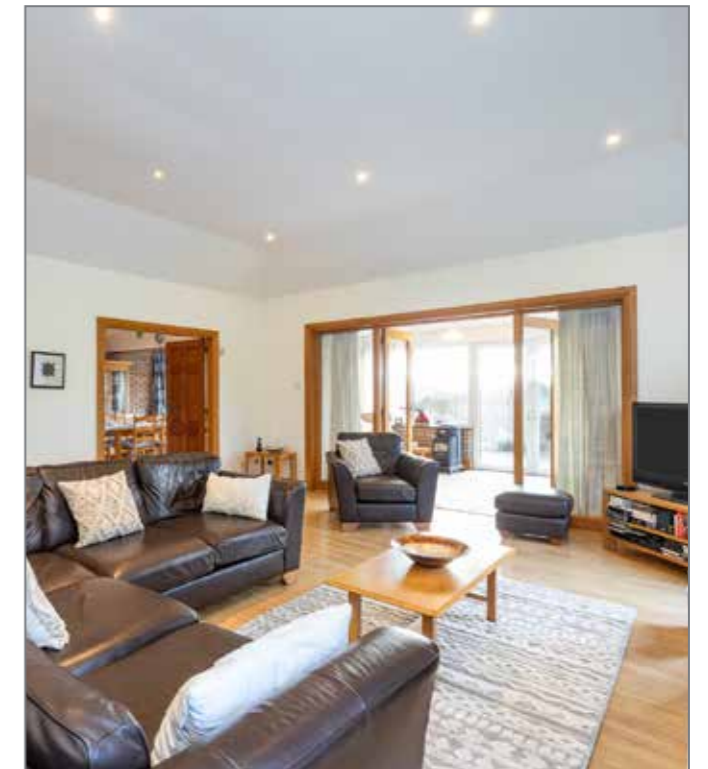
CLOAKROOM:

Low flush WC, pedestal wash hand basin.



LOUNGE:
19' 5" x 17' 5" (5.92m x 5.31m)

Feature Fireplace with Wood Burning 'Clarview' Stove, laminate flooring, double doors to:



SUN ROOM:
16' 0" x 9' 8" (4.88m x 2.95m)
Tiled floor, double doors to rear



**CASUAL LIVING/
DINING:**
22' 4" x 13' 6"
(6.81m x 4.11m)
Tiled floor, double
doors to garden,
open to



KITCHEN:
17' 5" x 12' 1" (5.31m x 3.68m)

'Arthur Bonnet' kitchen, Range of high and low level units, inset sink, Aga Range, dishwasher, recess for American style fridge freezer, tiled floor



UTILITY ROOM:
12' 4" x 9' 8" (3.76m x 2.95m)

High and low level units, inset sink, plumbed washing machine, recess cooker

CLOAKROOM:

Low flush WC, wash hand basin.



FIRST FLOOR



BEDROOM (1):

17' 6" x 15' 4" (5.33m x 4.67m)

Laminate floor.



DRESSING ROOM:

11' 7" x 7' 7" (3.53m x 2.31m)

ENSUITE BATHROOM:

White suite, panelled bath, mixer taps, shower enclosure with power shower, low flush WC, wash hand basin with vanity unit, bedet

BEDROOM (2):

17' 5" x 10' 0" (5.31m x 3.05m)

Sink in cupboard



BEDROOM (3):
13' 6" x 11' 7" (4.11m x 3.53m)



BEDROOM (4):
15' 5" x 9' 5" (4.7m x 2.87m)
Sink in cupboard



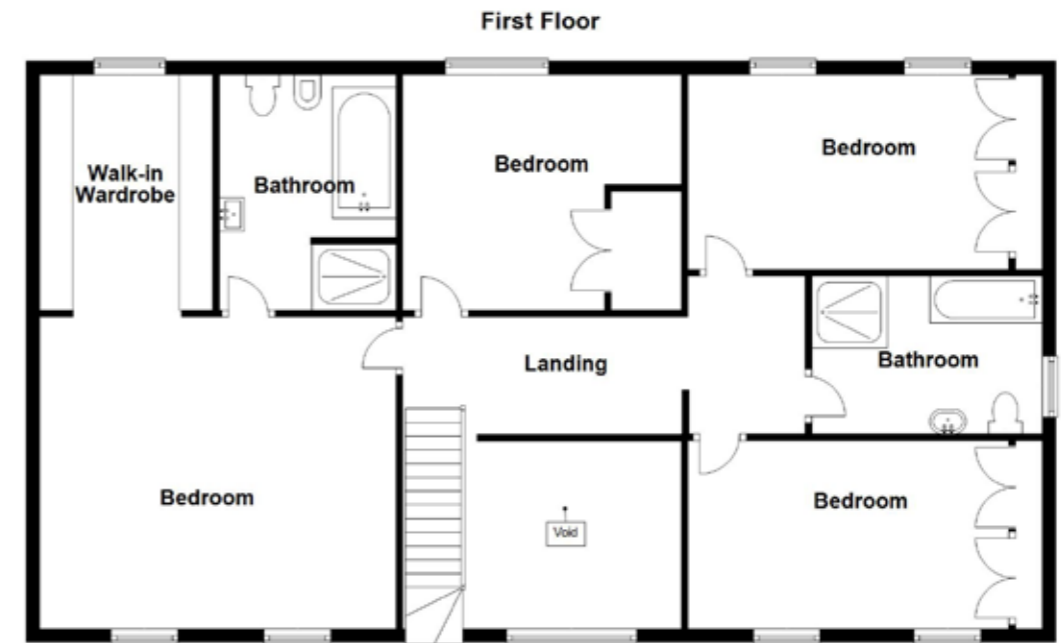
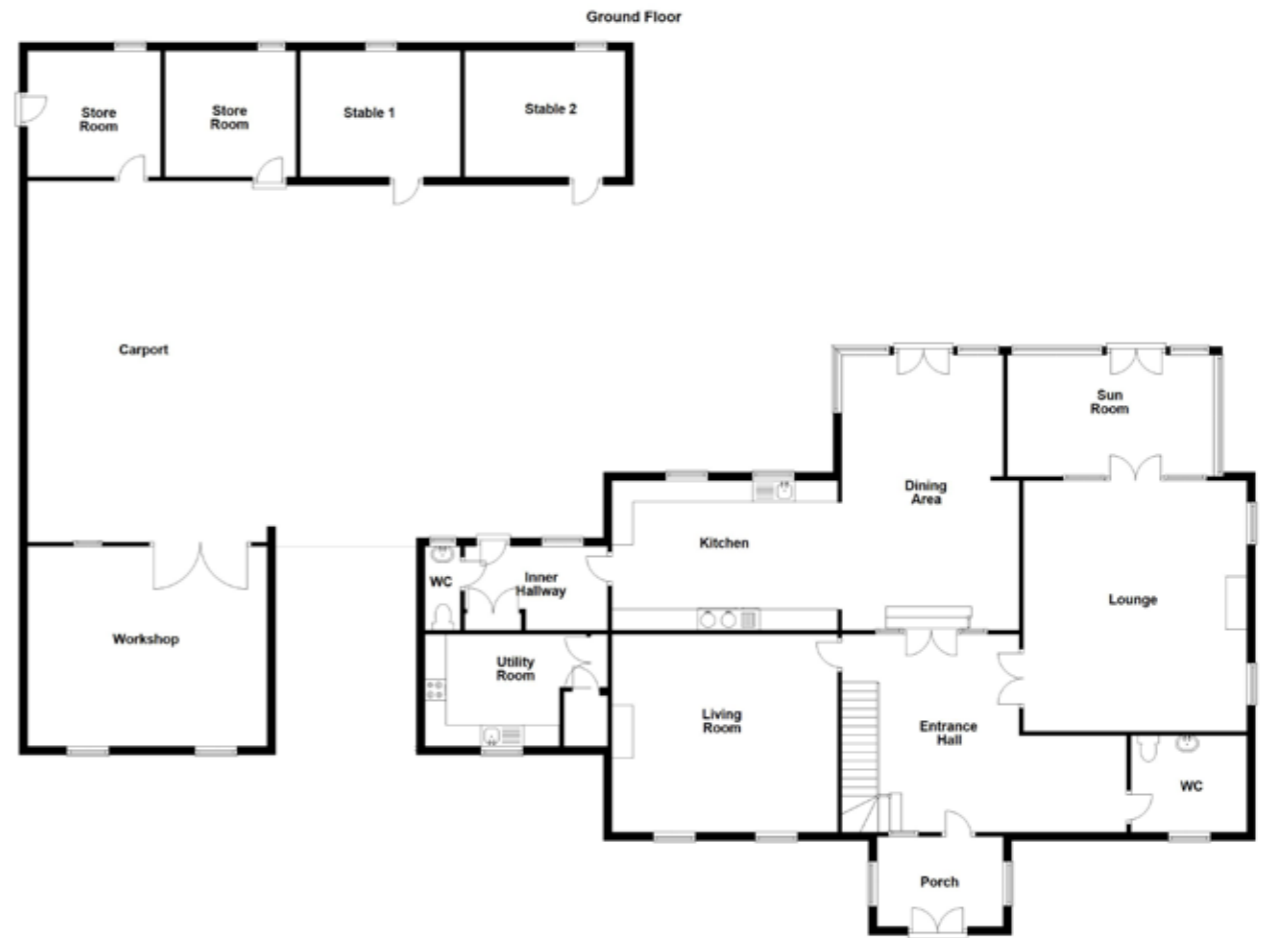
BATHROOM:
White suite, panelled bath, mixer taps, shower enclosure with power shower, low flush WC, wash hand basin with vanity unit



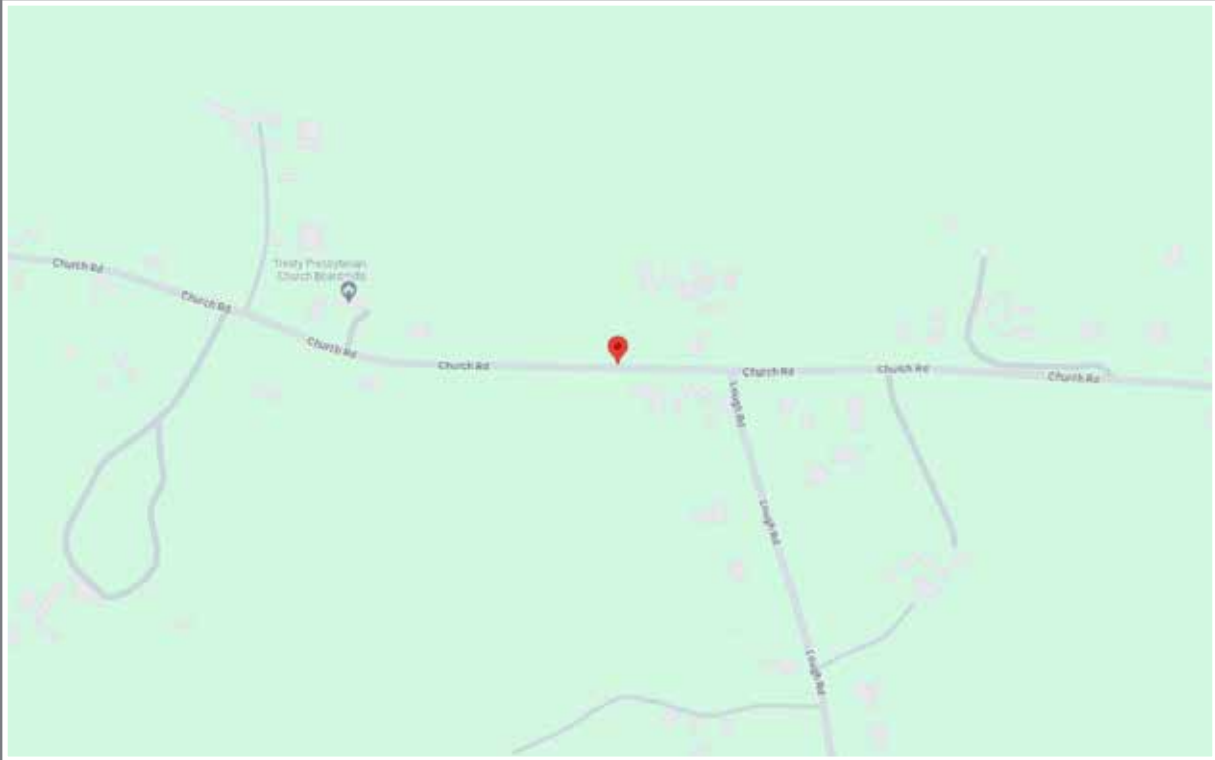
OUTSIDE
LARGE SHED/WORKSHOP:
18' 6" x 15' 8" (5.64m x 4.78m)

Carport, Two stables and two stores, generous parking and gardens Honda petrol generator which is connected to the power supply, which allows you to switch to use the generator in the event of a power cut.





Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/M/24/SD



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