

**simonBRIEN**  
RESIDENTIAL

12 Ashcroft Park,  
Lisburn, BT28 1JT



Offers Over £199,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Superb Semi-Detached Property In A Popular Convenient Location
- Kitchen Open Plan To Dining Area Open Plan To Sun Room
- Living Room With Feature Fireplace
- Three Well Proportioned Bedrooms With Built In Wardrobes
- Downstairs WC
- Modern Bathroom Suite
- uPVC Double Glazed Windows
- Oil Fired Central Heating
- Paved Driveway Parking For 3 Vehicles
- Front & Enclosed Rear Gardens In Lawn
- 1.5 Detached Garage, plumbed for utilities
- Extremely Convenient & Walking distance into Lisburn and close by to Sprucefield

## DESCRIPTION

Simon Brien Residential are delighted to offer this well presented three bedroom semi-detached home. Situated in a quiet cul de sac off the Hillsborough road and walking distance in to Lisburn, the property is ideal for commuters with the M1 and A1 close by at Sprucefield which is a short drive away. There is also a host of local amenities and schools in the immediate area, making this an ideal purchase.

Internally, the accommodation comprises three bedrooms with built in wardrobes, well-appointed lounge, open plan kitchen, / dining area with sun room, downstairs wc and bathroom Externally the property has driveway parking for several vehicles, garden, and a detached garage.

This property must be viewed to appreciate all it has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL:

uPVC front door to reception hall with laminate wood floor

#### DOWNSTAIRS WC:

Low flush WC, pedestal wash hand basin.



## LIVING ROOM:

16' 5" x 13' 11" (5m x 4.25m)

Solid wood fireplace with tiled inset, French doors leading to:



**KITCHEN/DINING AREA:**

**19' 12" x 9' 11" (6.09m x 3.02m)**

Laminate wood floor, range of high and low level units, under bench electric oven, 4 ring ceramic hob, extractor fan, stainless steel sink unit, space for fridge, partly tiled walls, storage cupboard.



**SUN ROOM:**

**9' 3" x 8' 8" (2.81m x 2.63m)**

Laminate wood floor, double glazed sliding door leading outside.



**FIRST FLOOR**

**LANDING:**

Shelved hotpress with storage cupboard, access to roofspace.

**MAIN BEDROOM:**

**12' 12" x 9' 12" (3.96m x 3.04m)**

Built in wardrobe.



**BEDROOM (2):**

**12' 12" x 11' 8" (3.96m x 3.55m)**

Built in wardrobe.



**BEDROOM (3):**

**9' 3" x 8' 5" (2.81m x 2.56m)**

Built in wardrobe.



**BATHROOM:**

Low flushWC, pedestal wash hand basin with vanity unit, partly tiled walls, bath with shower screen, electric shower above, low voltage spotlighting.



**OUTSIDE**

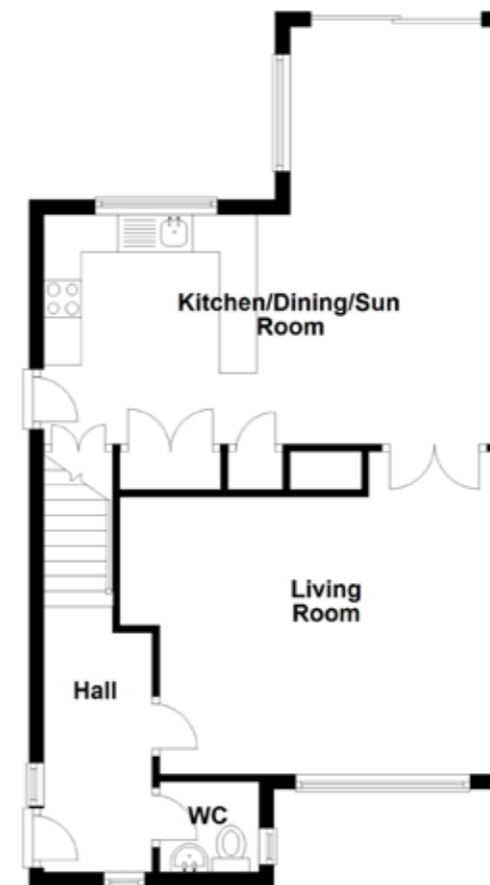
Paved driveway for three vehicles, front garden in lawn, enclosed rear garden in lawn.

**DETACHED GARAGE:**

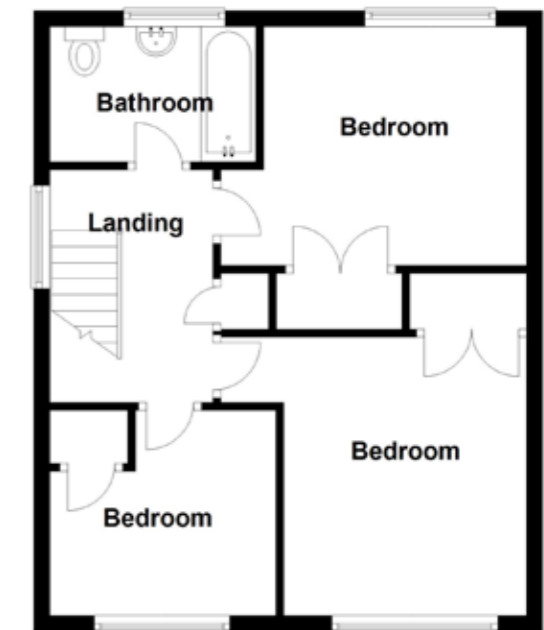
1.5 Detached Garage. Power and light, plumbed for utilities.



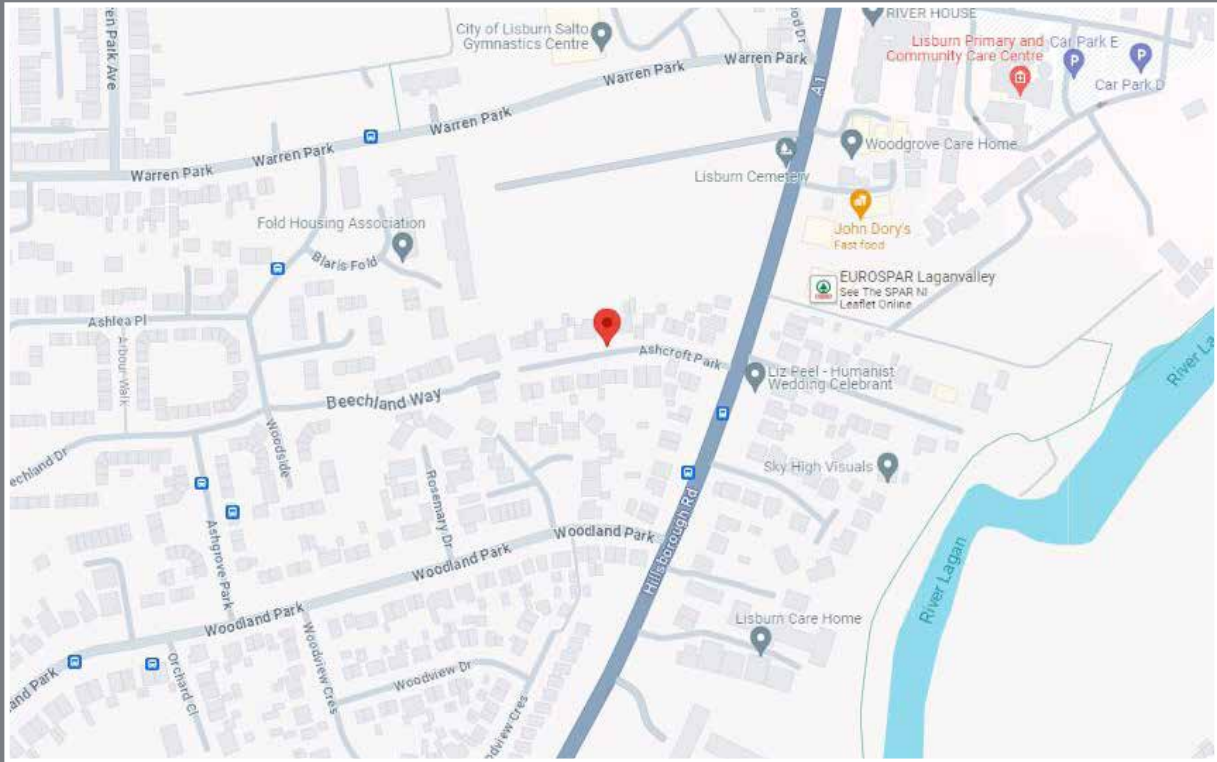
**Ground Floor**



**First Floor**



# 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](http://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: RL/B/24/SD



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