

simon**BRIEN**
RESIDENTIAL

25 Governors Bridge Road,
Hillsborough, BT26 6FH



Asking Price £495,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Superb detached family home set within highly established Governors Gate development
- Three generous bedrooms (Bedroom 1 with dressing room)
- Living room with attractive feature marble fireplace
- Superb kitchen with range of appliances open to living/dining areas
- Family bathroom and ensuite shower room
- Utility room
- Downstairs cloakroom
- Oil fired central heating
- Double glazing
- Alarm system installed
- Detached double garage and generous driveway parking
- Beautiful corner site with well maintained fully enclosed gardens to rear
- Located Within close proximity to Hillsborough Village, motorways and public transport networks
- Viewing by private appointment

SUMMARY

Governors Gate has consistently proven to be an exceptionally popular residential development located half a mile from the centre of Hillsborough with its array of specialist shops, restaurants and bistros. Hillsborough Park is also with close proximity.

The property is well placed with Sprucefield only minutes away, 5 minutes from Lisburn and 20 minutes to Belfast with excellent road and rail link providing additional provincial connections.

Number 25 Governors Bridge Road is attractive from an external appraisal and has beautifully presented accommodation comprising of three generous bedrooms [bedroom 1 with dressing room], spacious living room, superb open plan kitchen/ living/dining, utility room, cloakroom, family bathroom and ensuite.

In addition the property has the added benefit of a well maintained and enclosed rear garden and detached double garage with generous driveway parking

Likely to be of interest to the professional couple, young family or those downsizing within the area viewing is by appointment through our Lisburn Road Office: 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

Hardwood door to entrance porch, tiled floor, inner door to –



ENTRANCE HALL:

Cloaks cupboard.



LIVING ROOM:

21' 1" x 11' 6" (6.43m x 3.51m)

Attractive feature marble fireplace with gas fire, double doors to rear garden.



KITCHEN/LIVING/DINING
22' 2" x 21' 7" (6.76m x 6.58m)

KITCHEN

High and low level units, granite worktops, 4 ring hob, electric oven, integrated fridge freezer and dishwasher, tiled floor.

LIVING AREA

Attractive feature marble fireplace.



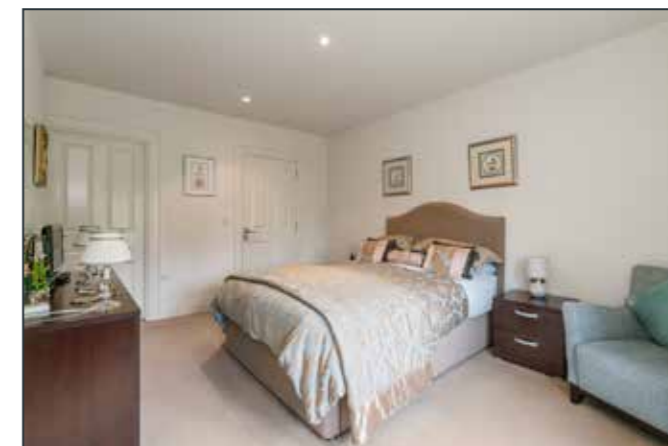


UTILITY ROOM:
8' 1" x 6' 6" (2.46m x 1.98m)
Inset sink, plumbed washing machine,
door to rear.

BEDROOM (1):
14' 9" x 10' 8" (4.5m x 3.25m)

DRESSING ROOM:
8' 7" x 8' 5" (2.62m x 2.57m)

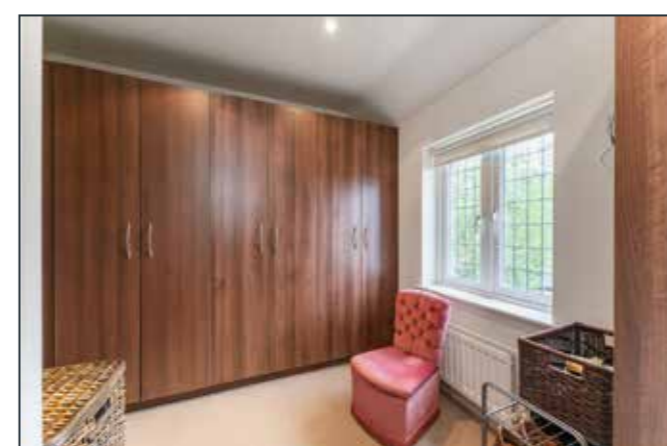
ENSUITE BATHROOM:
Walk in shower enclosure, low flush WC, wash hand basin
vanity unit, tiled floor.



CLOAKROOM:
Low flush WC, wash hand basin.



FIRST FLOOR





BEDROOM (2):
11' 8" x 11' 1" (3.56m x 3.38m)

Built in mirrored sliderobe.

BEDROOM (3):
11' 8" x 10' 1" (3.56m x 3.07m)

BATHROOM:

White suite, panelled bath, mixer taps, WC, wash hand basin vanity unit, bidet.



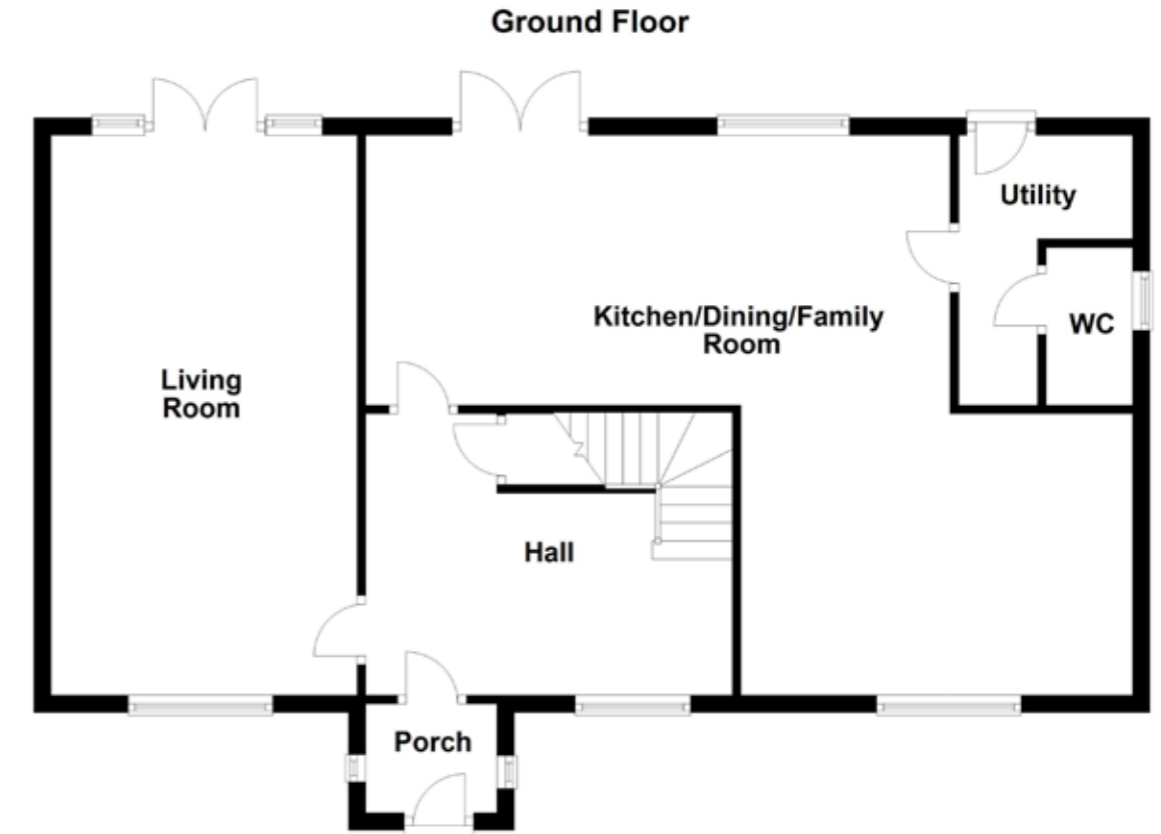
OUTSIDE

DETACHED GARAGE:
18' 8" x 18' 5" (5.69m x 5.61m)

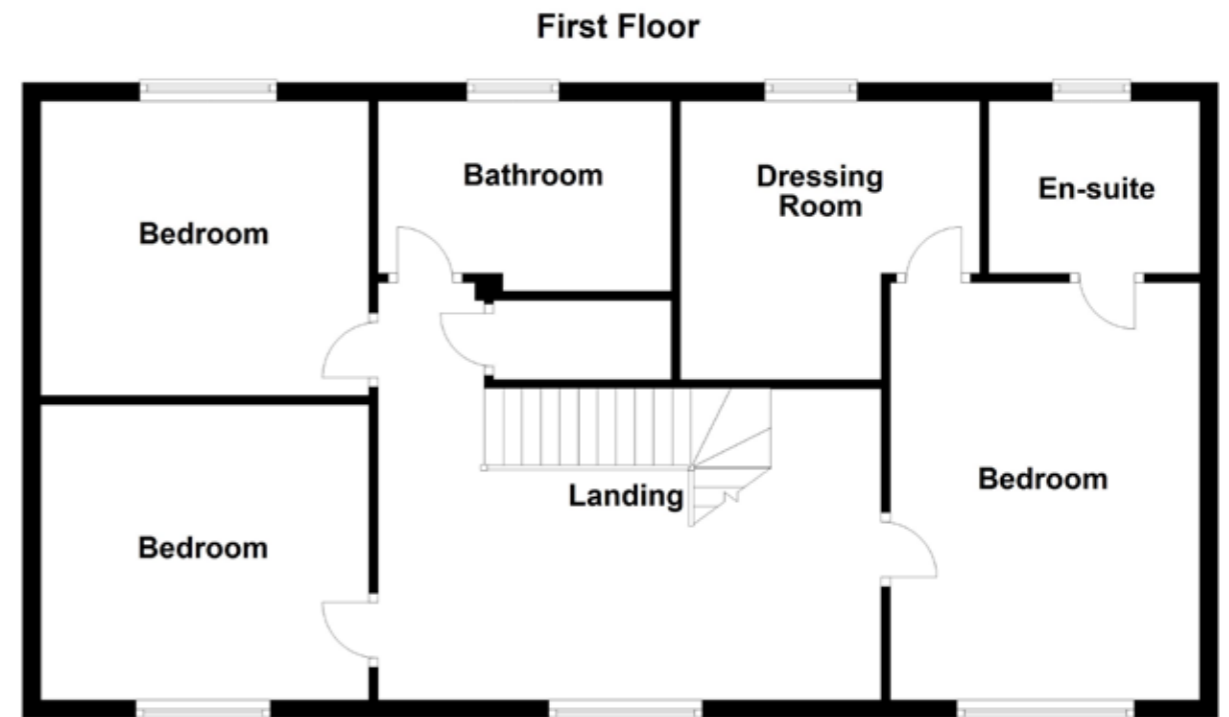
1 electric door, oil fired boiler, light and power.

Gardens lawns, shrubs, flowerbeds, driveway parking for 3/4 cars.

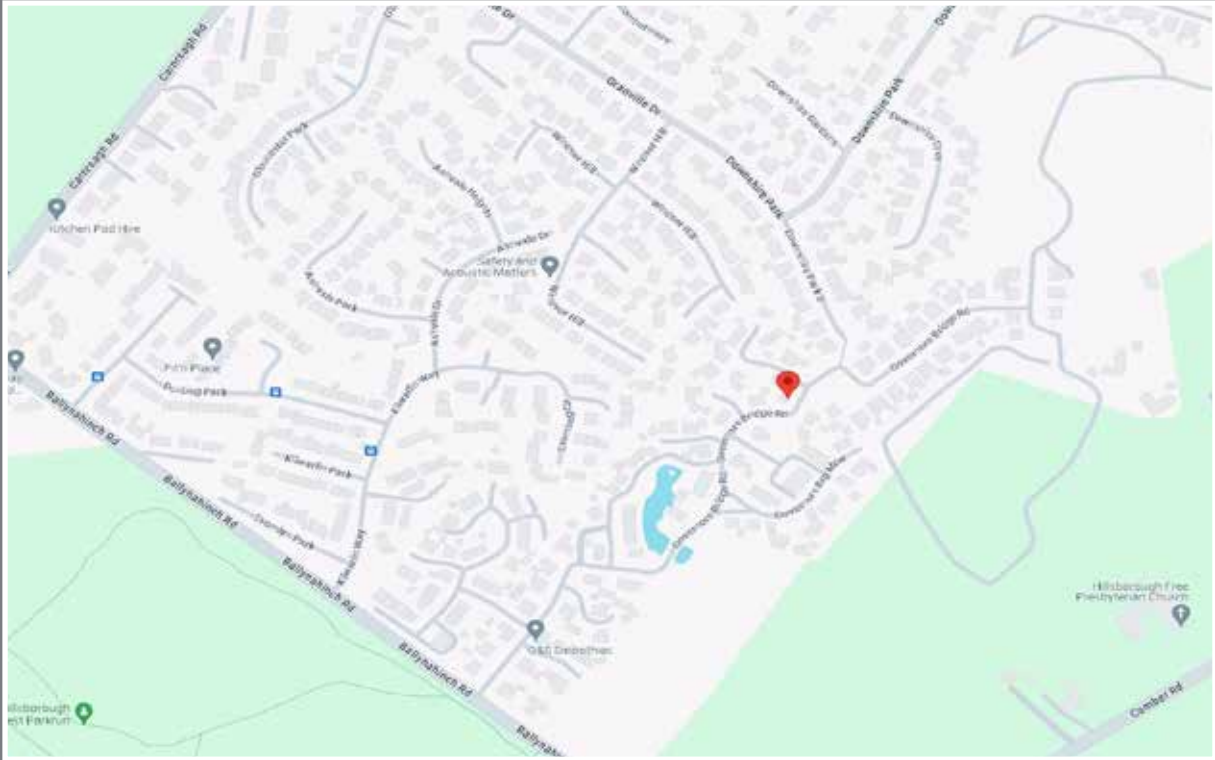




This plan is for illustrative purposes only.
Plan produced using PlanUp.



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/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	61 D
30-54	E		
21-38	F		
1-20	G		

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