



Mornington Gardens,

Offers in the region of  
£175,000



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# Mornington Gardens, Lisburn, County Antrim

## Offers in the region of £175,000

A most impressive semi-detached villa situated in this ever desirable location just off the Ballinderry Road. Occupying a level site with enclosed rear gardens in neat lawns and the added benefit of a detached matching garage to the rear. Great road access to most amenities, schooling facilities and Lisburn city centre. Accommodation comprises open entrance porch, reception hall, separate cloak/ Wc, lounge, separate dining room open to modern fitted kitchen, three bedrooms plus deluxe white bathroom suite and en-suite shower off master. Gas fired heating and double glazing throughout. Enclosed and private rear gardens with patio, car parking and detached matching garage. Highly presented within by the current owners, immediate viewing is suggested in this highly desirable and sought after area.

### RECEPTION HALL

Open entrance porch leading to reception hall, porcelain tiled flooring.

### CLOAKROOM/WC

Low level Wc, wash hand basin, tiled flooring

### LOUNGE

4.12m x 4.23m (13'6" x 13'11")

### DINING ROOM

2.66m x 4.02m (8'9" x 13'2")

Tiled flooring, sliding patio doors to rear

### FITTED KITCHEN

2.85m x 3.39m (9'4" x 11'2")

Luxury fitted range of high gloss cabinets, laminate work tops, single drainer stainless steel sink unit, gas hob and electric oven, built-in fridge/ freezer, integrated dishwasher/ washing machine, tiled flooring. Gas fired boiler.



For full EPC please contact the branch

### FIRST FLOOR LANDING

Built-in hot press.

### MASTER BEDROOM

3.38m x 4.23m (11'1" x 13'11")

Built-in slide robes

### EN-SUITE SHOWER ROOM

Separate shower cubicle with controlled shower, wash hand basin, wall and floor tiling.

### BEDROOM 2

2.69m x 3.01m (8'10" x 9'11")

### BEDROOM 3

2.86m x 2.98m (9'5" x 9'9")

### BATHROOM

White suite comprising panelled bath, wash hand basin, wall and floor tiling, wall and floor tiling, controlled shower unit.

### DETACHED GARAGE

Roller door. car parking space.

### REAR GARDENS

Enclosed and private with neat lawns and paved patio area.

### EPC

### FLOOR PLANS



