



Cross Lane,

**Offers in the region of  
£295,000**



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Cross Lane, Lisburn, County Antrim  
Offers in the region of £295,000

A deceptively spacious detached chalet bungalow on a mature site with an open aspect to both the front and rear in a highly sought after semi-rural setting on the outskirts of Lisburn. The property has been well maintained and extended over the last 20 years, part of which gives this property the much sought after 'additional accommodation' space on the first floor, this area can be accessed via the sun room at the rear away from the main entrance of the house. The ground floor consists of a reception hall, spacious lounge with feature fire place, fitted kitchen, bathroom with white suite, utility store, family room, sun room and three good sized bedrooms. This is complimented on the first floor by two further bedrooms, a kitchen, modern bathroom and a first floor living room. Externally there is a generous driveway to ample car parking space and a detached garage. There are gardens on all sides of this home in lawn, trees and paved patio area. Distances Belfast - c. 12 miles Lisburn - c. 3.5 miles Hillsborough - c. 4miles Moira - c.4 miles Banbridge c.18 miles

## GROUND FLOOR

DOUBLE GALZED FRONT DOOR WITH SIDE PANEL TO...

### RECEPTION HALL

Laminate wooden floor. Cornice work.

### LOUNGE

5.66m x 4.72m (18'7" x 15'6")

Bow window. Mexican pine fire place with gas fire. Cornice work. Spotlights.

### KITCHEN OPEN PLAN TO DINING AREA

4.14m x 3.76m (13'7" x 12'4")

Double drainer stainless steel sink unit with mixer taps. Excellent range of high and low level units. Built in stainless steel oven and

four ring ceramic hob. Concealed extractor fan. Space for American fridge freezer. Part tiled walls. Ceramic tiled floor. Display shelving. Ample dining area. Spotlights.

### BATHROOM WITH MODERN WHITE SUITE

2.49m x 2.26m (8'2" x 7'5")

Panel bath with mixer taps and Triton electric shower unit. Dual flush WC. Pedestal wash hand basin with mono tap. Heated towel rail. Fully tiled walls. Tiled floor. Tongue and groove ceiling.

### BEDROOM 1

4.39m x 3.53m (14'5" x 11'7")

### BEDROOM 2

3.73m x 3.48m (12'3" x 11'5")

Laminate wooden floor.

### BEDROOM 3

3.81m x 3.25m (12'6" x 10'8")

### UTILITY STORE

2.49m x 1.73m (8'2" x 5'8")

### FAMILY ROOM

3.81m x 3.78m (12'6" x 12'5")

Ceramic tiled floor. Cornice work. Glazed double doors to...

### SUN ROOM

4.93m x 3.89m (16'2" x 12'9")

Ceramic tiled floor. Spotlights. French doors to garden. Fixed staircase to first floor.

## FIRST FLOOR

### LANDING

Part wood paneled walls. Large under eaves storage cupboard.

### BEDROOM 4

4.80m x 3.30m (15'9" x 10'10")

Velux window. Outlook to side.

### BEDROOM 5

3.07m x 1.73m (10'1" x 5'8")

Velux window. Spotlights.

### KITCHEN

3.86m x 3.30m (At Widest.) (12'8" x 10'10" (At Widest.))

Range of high and low level units. Glazed display cabinets. Part tiled walls. Velux window.

### BATHROOM WITH WHITE SUITE

2.31m x 2.26m (7'7" x 7'5")

Built in shower cubicle with Triton electric shower unit. Panel bath with antique style mixer taps. Low flush WC. Vanity unit. Ceramic tiled floor. Velux window. Spotlights.

### FIRST FLOOR LIVING ROOM

5.23m x 4.19m (Max.) (17'2" x 13'9" (Max.))

Two velux windows. Spotlights.

### OUTSIDE

Gardens on all sides of the property in lawn, mature trees, paved patio area and hedging. Good sized driveway with space for multiple cars or motor home. Detached Garage. Open aspect over fields to front.

### DETACHED GARAGE

7.49m x 3.76m (24'7" x 12'4")

Up and over door. Plumbed for washing machine. Power and light. Oil fired boiler.

### DIRECTIONS

Cross Lane is off the Moira Road, Lisburn.

### EPC

### HEATING TYPE

Oil fired heating.

### FLOOR PLAN

Not to scale. For illustration only.

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch



