



Ballantine Lane,

£172,500



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Ballantine Lane, Lisburn, County Antrim

£172,500

We are delighted to market 28 Ballantine Lane, a newly constructed semi-detached villa tucked away in a corner site in this highly desirable location which benefits from excellent access to the M1 motorway and Lisburn City Centre alike. Spacious family accommodation comprises reception hall, lounge with feature wall mounted fire, luxury fitted kitchen/ dining area with integrated appliances, separate Wc, open plan to sun room. The first floor comprises, three bedrooms plus deluxe white bathroom suite. Oil fired heating and triple glazing throughout, driveway to front and side finished with front lawn and fully enclosed immaculately presented private rear garden with part paving and lawns. Immediate viewing is considered essential in this much admired residential area.

LOUNGE

4.70m x 3.56m (15'5" x 11'8")
Feature wall mounted fire. Under stair storage cupboard. Front aspect. Glazed hardwood door to:-

KITCHEN

4.67m x 2.74m (15'4" x 9'0")
Luxury fitted kitchen with excellent range of high and low level units. Tiled flooring. Built in double electric oven. 'Hotpoint' 4 ring hob. Concealed over head extractor fan. Integrated dishwasher. White sink unit with mono tap. Integrated fridge/freezer. Integrated washing machine/ dryer. Part tiled walls. Open to:-

DINING AREA

Tiled flooring. Through to:-

SUN ROOM

3.10m x 2.87m (10'2" x 9'5")
Tiled flooring. Corner window aspect. Door to rear.

CLOAKROOM/WC

Separate Wc. Tiled flooring. Pedestal wash hand basin with mixer taps. Extractor fan.

STAIRS TO:-

FIRST FLOOR LANDING

Hotpress with shelved storage. Access to roof space.

BEDROOM 1

3.71m x 2.59m (12'2" x 8'6")
Rear aspect.

BEDROOM 2

3.58m x 2.29m (11'9" x 7'6")
Front aspect.

BEDROOM 3

2.57m x 2.26m (8'5" x 7'5")
Front aspect.

BATHROOM

1.96m x 1.91m (6'5" x 6'3")
Low flush WC. Chrome heated towel rail. Polished tiled floor. Vanity unit with under storage and mono tap. Panelled bath with mixer taps and over head shower attachment. Part tiled walls. Low voltage spotlights. Extractor fan.

OUTSIDE

Driveway to front and side. Well presented front lawn with shrubbery. Private fully enclosed corner site with garden laid in lawn and part paved patio. Oil fired boiler and tank. Outside tap.

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

