



Stonebridge Meadows,

**£139,950**



**Reeds Rains**

• Since 1868 •

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)



# Stonebridge Meadows, Lisburn, County Antrim

## £139,950

A beautiful home with stunning presentation throughout offering spacious accommodation both inside and out. Set in this semi rural location of Stoneyford it is convenient being 10 minutes drive to Lisburn City Centre, approximately 10 miles from Belfast and 6 miles from Nutts Corner Roundabout giving easy access to International Airport and Antrim. In brief this fine home offers spacious entrance hall, downstairs wc, front reception room and open plan kitchen/dining area to the ground floor whilst the first floor provides three spacious bedrooms and contemporary bathroom. This home would be a wonderful first time buy or suitable for the young family market and viewing is a must through Reeds Rains Lisburn on 02892 675321.

### UPVC DOUBLE GLAZED FRONT DOOR

#### ENTRANCE HALL

Attractive hardwood flooring. Under stair storage cupboard. Alarm panel.

#### CLOAKROOM/WC

Low flush WC. Pedestal wash hand basin with mixer taps. Tiled effect flooring.

#### LIVING ROOM

5.28m x 3.71m (17'4" x 12'2")  
Hardwood flooring. Feature solid fuel open fireplace with cast iron surround, marble mantle and slate hearth. Front aspect. Glazed hardwood doors.

#### KITCHEN / DINING ROOM

6.02m x 3.35m (19'9" x 11'0")  
Excellent range of high and low level gloss units. Breakfast bar. Stainless steel 1.5 drainer sink unit with mixer taps. Plumbed for washing machine. Built in 'Beko' electric oven. 4 ring 'Sharp' hob. Stainless steel chimney hood extractor fan. Space for fridge/freezer. Plumbed for dishwasher. Tiled flooring in dining area. Upvc double glazed French Doors to rear garden.



For full EPC please contact the branch

#### STAIRS TO:-

Spindle staircase.

#### FIRST FLOOR LANDING

Pulldown 'Slingsby' ladder accessing part floored roofspace. Shelved hotpress.

#### BEDROOM 1

4.27m x 3.28m (14'0" x 10'9")

Rear aspect.

#### BEDROOM 2

4.09m x 3.28m (13'5" x 10'9")

Front aspect.

#### BEDROOM 3

2.62m x 2.51m (8'7" x 8'3")

Front aspect.

#### BATHROOM

2.59m x 2.16m (8'6" x 7'1")

White suite comprising of low flush WC, vanity unit wash hand basin with mixer taps and tiled splash back, panelled bath with mixer taps, corner shower cubicle with chrome thermostatically controlled shower. Part white gloss tiled walls. Tiled floor. Heated towel rail. Extractor fan.

#### GARAGE

8.59m x 2.82m (28'2" x 9'3")

Up and over roller door. Power and lighting. Electric car charging point.

#### OUTSIDE

Driveway for off street parking. Front garden laid in lawn and paved pathway. Enclosed rear garden part paved patio area and part laid in lawns with border fencing. Raised beds. Outside tap. External light. Downlighters at the front of property. Oil fired boiler and oil tank.

#### Laser Tape Clause

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

