



Mornington View,

**Offers in the region of
£205,000**



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Mornington View, Lisburn, County Antrim
Offers in the region of £205,000

A most impressive three storey detached family home situated just off the Ballinderry Road, in this convenient and desirable/ award winning development. Accommodation comprises reception hall, downstairs Wc, lounge with fireplace and bay windows, fitted kitchen/ dining area open plan to sun room. First floor comprises master bedroom plus walk-in robe and en-suite shower, bedroom, plus family bathroom with white suite, Second floor consists of three further bedrooms plus another family bathroom with white suite. Gas fired heating and double glazing throughout, a private and enclosed rear walled garden area, detached garage. Well finished within, a flexible layout ideal for those growing family needs, immediate viewing is considered essential.

RECEPTION HALL

Tiled flooring

CLOAKROOM/WC

Low level Wc, wash hand basin.

UNDER STAIRS STORAGE

LOUNGE

5.00m x 4.34m (16'5" x 14'3")

Feature fireplace with granite hearth, open fire, bay windows.

KITCHEN / DINING ROOM

6.22m x 2.59m (20'5" x 8'6")

Extensive range of high and low level units, laminate work tops, single drainer stainless steel sink unit, gas hob and electric oven, plumbed for washing machine/ dishwasher, gas fired boiler.

SUN ROOM

3.28m x 3.10m (10'9" x 10'2")

Tiled flooring, doors to rear

FIRST FLOOR LANDING

MASTER BEDROOM

3.66m x 3.35m (12'0" x 11'0")

WALK-IN ROBE

EN-SUITE SHOWER ROOM

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

BEDROOM 2

3.05m x 2.34m (10'0" x 7'8")

BATHROOM

White bathroom suite comprising panelled bath, wash hand basin, low level Wc.

SECOND FLOOR LANDING

BEDROOM 3

3.40m x 2.95m (11'2" x 9'8")

BEDROOM 4

3.45m x 2.95m (11'4" x 9'8")

BEDROOM 5

3.05m x 2.44m (10'0" x 8'0")

BATHROOM

White suite comprising panelled bath, low level Wc, wash hand basin.

ENCLOSED REAR GARDENS

Laid in part lawns, part paved access to garage side door.

DETACHED GARAGE

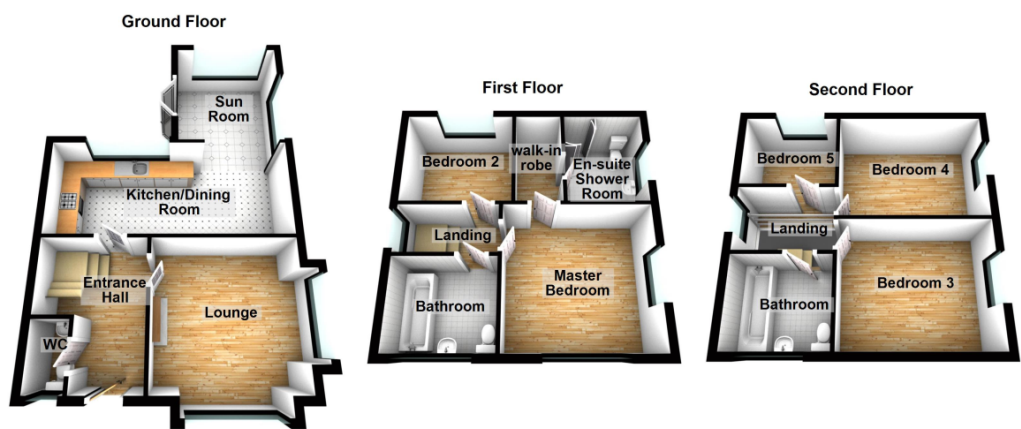
Up and over door, car parking to side.

EPC

FLOOR PLANS



For full EPC please contact the branch



Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

