

simonBRIEN
RESIDENTIAL

35 Seymour Street,
Lisburn, BT27 4SY



Offers Over £179,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Superb Terrace Family Home In A Prime Residential Location Within Walking Distance To All Amenities In Lisburn
- Reception Hall With Under Stairs Storage Cupboard
- Spacious Living Room Open Plan To Dining Area With Original Feature Fireplace And Multi-Fuel Stove
- Modern Fitted Kitchen With Space For Cooker And Separate Utility Room
- Separate WC
- Studio Room Which Is Very Adaptable
- Four First Floor Well Appointed Bedrooms
- Luxury Bathroom Suite With 'Roca' Sanitary Ware
- Enclosed Rear Courtyard With Parking For Several Vehicles
- Large Raised Garden In Lawn With South Westerly Aspect Enclosed By Stone Walls
- Superb Internal Presentation And Meticulously Revitalised By The Current Owner
- Phoenix Gas Central Heating And UPVC Double Glazed Windows
- Many Original Features Kept Including Cornicing, Fireplaces, Blinds And Shutters Throughout
- An Ideal Purchase For The Professional Couple Or Growing Family



SUMMARY

Simon Brien Residential are delighted to present a traditional terrace in Seymour Street in Lisburn. This revitalised home offers any purchaser excellent commuter access to the City Centre and to Wallace Park.

This time-honoured home has been meticulously revitalised by its loving owner and is within walking distance to excellent local schools.

The renewed accommodation comprises of an open plan living and dining area, kitchen, utility room, downstairs WC and studio.

On the first floor one will appreciate a deluxe bathroom and four bedrooms, to which three are double and one single.

This perfect purchase includes UPVC double glazed windows, Phoenix Gas central heating, off street parking for several vehicles and a large enclosed garden in lawn with sitting area and wonderful views.

With an abundance of tasteful decoration and charm, we anticipate this property will appeal to a wide range of prospective buyers. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH:

Composite front door. Twin glazed doors with original leaded glass above to...

RECEPTION HALL:

Solid marble wood flooring. Cornice ceiling. Ceiling rose. Under stairs storage cupboard with Worcester gas boiler.

LIVING ROOM OPEN PLAN TO DINING AREA:

24' 1" x 13' 4" (7.35m x 4.07m)

Solid marble wood flooring. Low voltage spotlights. Cornice ceiling. Exposed brick wall. Original feature fireplace and granite inset with multi-fuel burning stove.

KITCHEN:

13' 2" x 8' 1" (4.02m x 2.47m)

Range of high and low level units. 1.5 bowl sink unit. Space for cooker. Built-in extractor fan. Space for American fridge freezer. Plumbed for dishwasher. Built-in wine rack. Part tiled walls. Ceramic tiled floor.

UTILITY ROOM:

11' 4" x 6' 8" (3.46m x 2.04m)

Low level units and granite worktops. Ceramic tiled floor. Composite door leading outside.

DOWNSTAIRS WC:

Low flush WC. Pedestal wash hand basin with vanity unit and splash tiling. Ceramic tiled floor.

STUDIO:

16' 5" x 11' 11" (5.00m x 3.62m)

Laminate floor. Exposed solid wood walls and ceiling with exposed brick. Plumbed for washing machine. Space for dryer. Old Belfast sink. Solid wood worktops.

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FIRST FLOOR

LANDING:

Cornice ceiling.

MASTER BEDROOM:

12' 3" x 11' 7" (3.73m x 3.54m)

Picture rail. Good selection of built-in furniture.

BEDROOM (2):

12' 3" x 11' 11" (3.74m x 3.64m)

Picture rail. Built-in robes. Feature fireplace with tiled inset.

BEDROOM (3):

11' 8" x 10' 2" (3.55m x 3.09m)

Original cast iron fireplace.

BEDROOM (4):

7' 3" x 5' 10" (2.21m x 1.77m)

Access to partially floored roof space.

BATHROOM:

Panelled bath with telephone hand shower. Roca pedestal wash hand basin with vanity unit. Low flush WC. Feature radiator. Corner shower unit with PVC plastic panelled walls. Extractor fan. Sensor mirror.

OUTSIDE

Enclosed back yard and driveway parking for several vehicles. Steps to raised garden in lawn with paved sitting area and enclosed by stone walls with south westerly aspect. One double power socket. Outside tap and light.

SHED:

12' 0" x 10' 0" (3.66m x 3.05m)



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/B/20/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	63	68
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0963-2961-0121-2590-9825

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