

**simonBRIEN**  
RESIDENTIAL

1 Audley Avenue,  
Lisburn, BT28 3QA



Asking Price £169,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

### KEY FEATURES

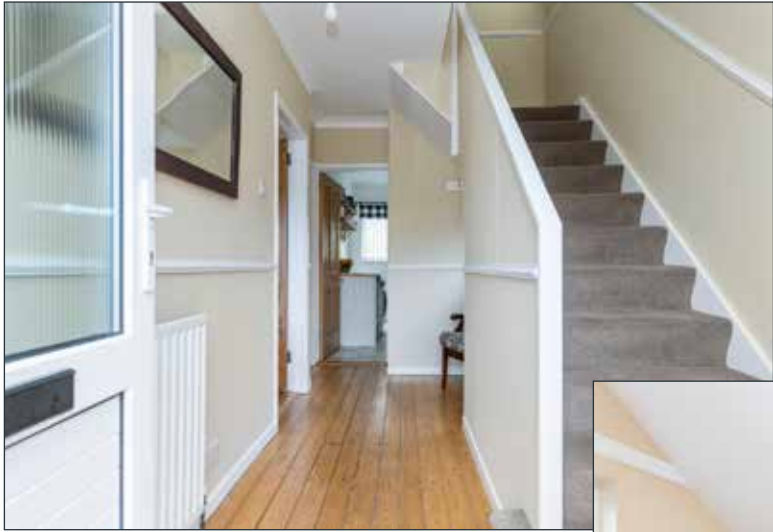
- Semi-Detached Property Off The Belsize Road
- Bright Living Room With Wood-Burning Stove
- Dining Room With Fireplace
- Kitchen
- Three Bedrooms
- Bathroom With Separate WC
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- Stone Driveway Parking
- Super Corner Site With Spacious Rear Garden
- Surrounded By Schools, Shops & Local Amenities
- Easy Access To Bus & Train Routes Nearby

### SUMMARY

This three bedroom semi-detached property is found off the Belsize Road in this quiet and mature development.

The accommodation comprises entrance hall, living room, dining area and kitchen. Upstairs, there are three generous bedrooms and bathroom. Externally there is a terrific sized rear garden.

The property has been tastefully presented and maintained over the years and viewing would be highly recommended.



### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE:

Front door with double glazed side panels leading to:



##### RECEPTION HALL:

Solid wooden floor.



##### LIVING ROOM:

13' 6" x 10' 7" (4.11m x 3.22m)

Beam mantle with wood-burning stove. Solid wooden floor.







**DINING ROOM:**  
10' 6" x 10' 6" (3.21m x 3.20m)

Solid wooden fireplace with slate hearth.

**KITCHEN:**  
11' 9" x 7' 5" (3.59m x 2.25m)

Range of high and low level units. Stainless steel sink unit. Space for cooker. Plumbed for washing machine and dishwasher. Stainless steel extractor fan. Double glazed door.

**FIRST FLOOR**

**MAIN BEDROOM:**  
13' 1" x 9' 10" (3.98m x 3.01m)

**BEDROOM (2):**  
10' 6" x 10' 2" (3.20m x 3.09m)







**BEDROOM (3):**  
**10' 2" x 7' 8" (3.11m x 2.33m)**

Built-in cupboard.

**BATHROOM:**

Bath with electric shower above. Pedestal wash hand basin. Partially tiled walls.



**SEPARATE WC:**

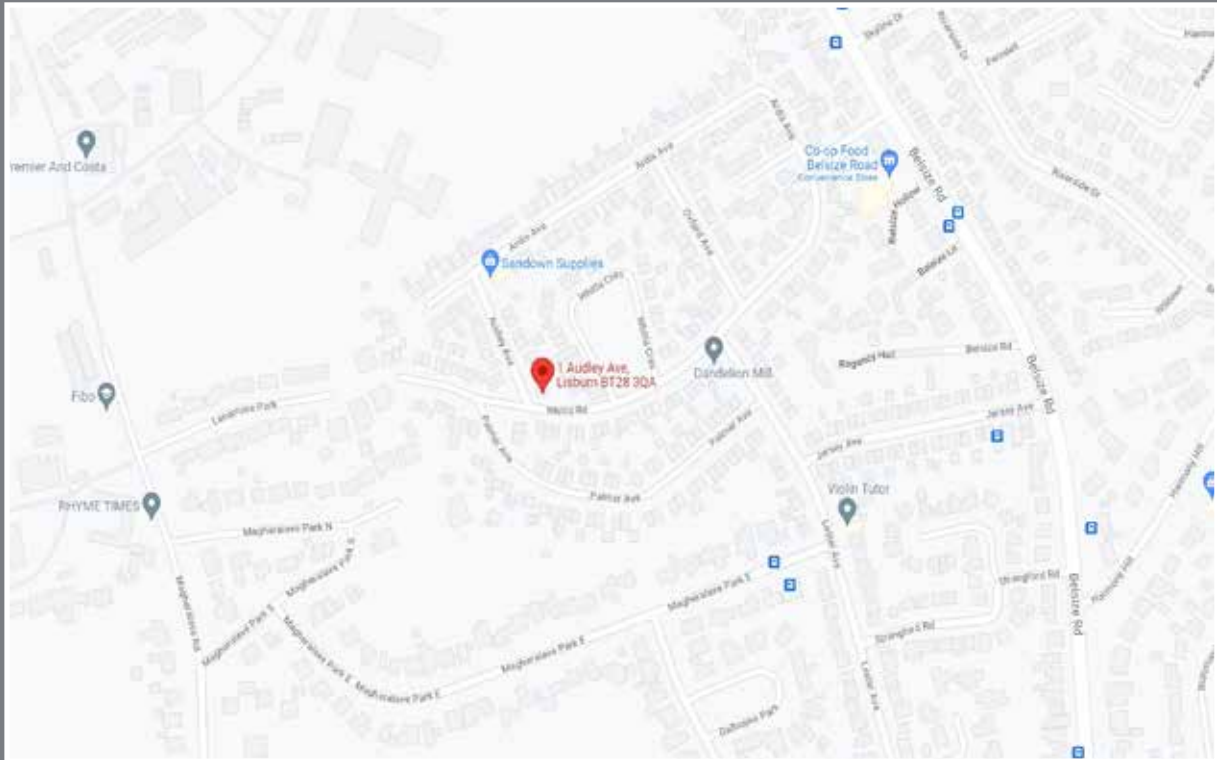
Low flush WC.

**OUTSIDE**

Corner site with garden in lawn to the front side and rear with sitting area.



# 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](http://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/A/22/SO



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71   c  | 73   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

EPC REF: 7432-5329-7100-0846-2202

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.