

simon**BRIEN**
RESIDENTIAL

2 Waverley Avenue,
Lisburn, BT28 1JS



Offers Over £275,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Extended Red Brick Semi Detached Residence In Cul De Sac Setting.
- Overlooking Lagan Valley Regional Park And Within Walking Distance Of Lisburn City Centre.
- Living Room With Wood Burning Stove.
- Separate Dining Room.
- Extended Modern Kitchen With Range Of Integrated Appliances Open Plan To Spacious Dining / Living Area With Double Doors To Patio.
- Four Bedrooms Including Master With Fully Tiled Ensuite.
- Utility Room.
- Family Bathroom Suite.
- Oil Fired Central Heating/Upvc Double Glazed Windows.
- Downstairs WC.
- Extensive Gardens In Lawn With Paved Patio.
- Long Concrete Driveway Parking For 4 Vehicles.
- Close To Many Transports Networks, Shops, Restaurants And Schools.

DESCRIPTION

Set in a quiet cul de sac, we are delighted to offer for sale this extended red brick semi detached residence which occupies a large private site overlooking the Lagan Valley Regional Park. The property is within walking distance of Lisburn's vibrant city centre and a short drive from Sprucefield with its variety of shops, restaurants and outlet stores.

The property comprises an entrance hall with cloaks and downstairs WC, living room, dining room, a spacious open plan kitchen / dining / living area with double doors to patio with utility room. Upstairs there are four bedrooms, master with fully tiled wet room and bathroom.

Externally the property offers spacious gardens in lawns with a paved patio and concrete driveway parking for 4 vehicles. This period property is set within a highly desirable residential location in Lisburn close to many shops, restaurants, schools and transport networks. We highly recommend an inspection to appreciate all it has to offer. Viewing is through our South Belfast office on 028 9066 8888.

ACCOMMODATION

ENTRANCE

ENTRANCE PORCH:

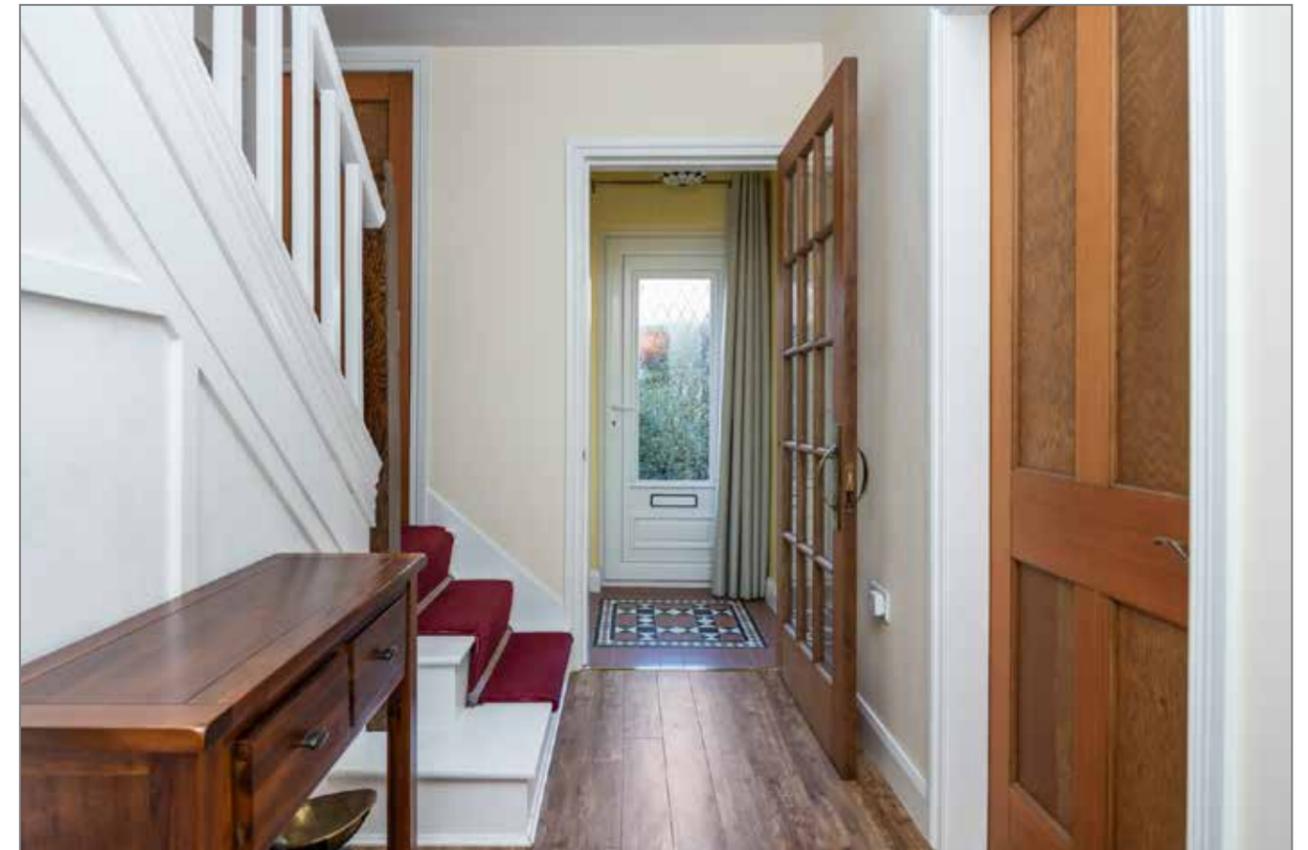
uPVE front door leading to entrance porch with tiled floor, glazed door leading to;



GROUND FLOOR

RECEPTION HALL:

Cupboard with pressurised water tank.



LIVING ROOM:
13' 11" x 11' 4" (4.23m x 3.45m)

Laminate wood floor, 'Stovax' wood burning stove with slate hearth, cornice ceiling.



DINING ROOM:
11' 5" x 11' 4" (3.48m x 3.45m)

Tiled fireplace.

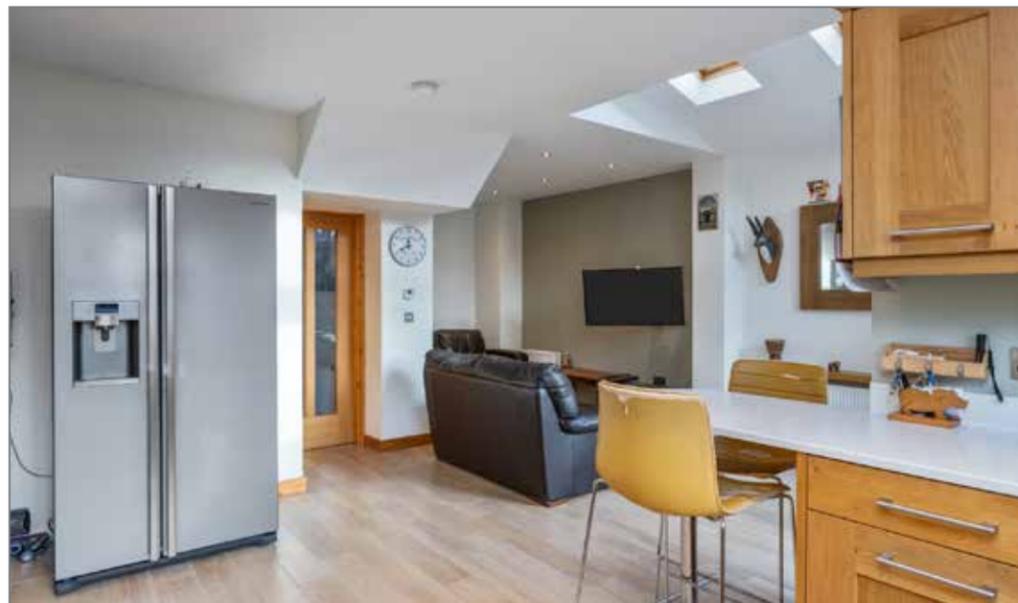


**EXTENDED KITCH-
EN/DINING/LIVING
AREA:**

19' 7" x 18' 6"

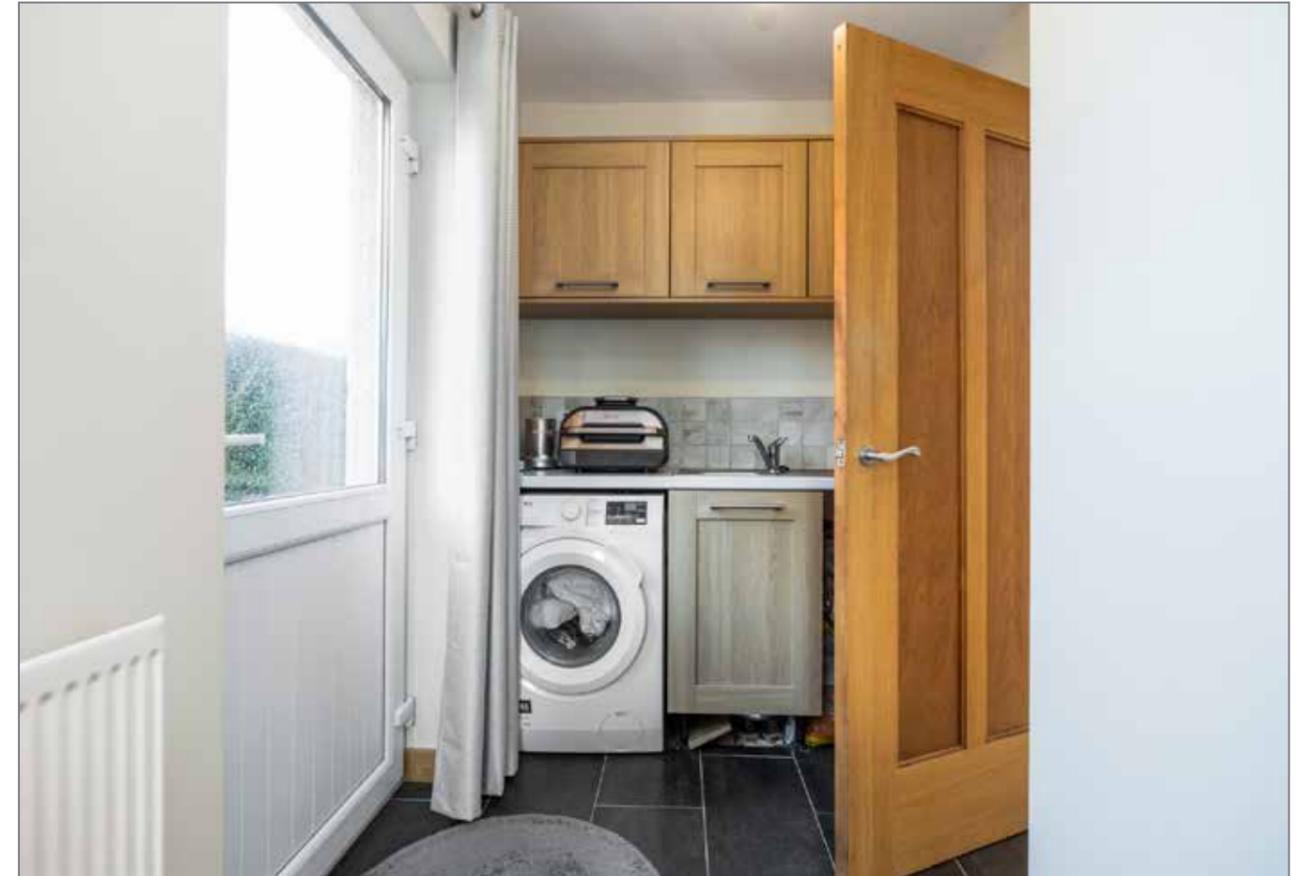
(5.97m x 5.64m)

Ceramic tiled floor, low voltage spotlighting, range of high and low level units, granite worktops, old Belfast sink, plumbed for dishwasher, stainless steel sink unit, stainless steel extractor fan, 'Bosch' under bench electric oven, double uPVC doors leading to patio, twin velux windows.



UTILITY ROOM:

Range of high and low level units, ceramic tiled floor, stainless steel sink unit, plumbed for washing machine, space for tumble dryer, uPVC door leading outside.



DOWNSTAIRS WC:

Ceramic tiled floor, low flush WC, pedestal wash hand basin with mixer taps, extractor fan.

FIRST FLOOR

LANDING:

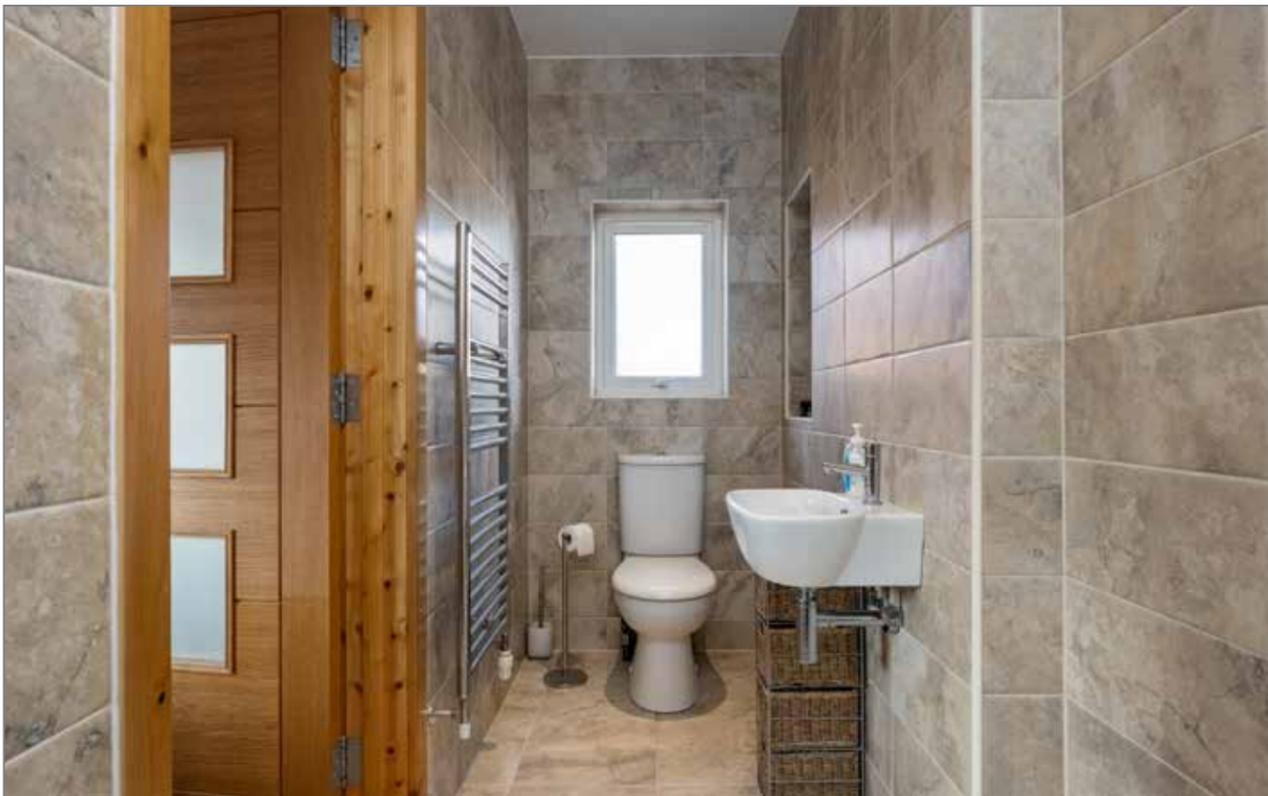
Access to partly floored roofspace.

PRINCIPLE BEDROOM:
14' 6" x 11' 12" (4.42m x 3.65m)



FULLY TILED ENSUITE WET ROOM:

Low flush WC, pedestal wash hand basin, walk in shower, chrome towel radiator.



BEDROOM (2):
13' 11" x 11' 4" (4.23m x 3.46m)



BEDROOM (3):
11' 5" x 11' 5"
(3.48m x 3.47m)



BEDROOM (4):
10' 6" x 7' 12"
(3.20m x 2.43m)



BATHROOM:
 Ceramic tiled floor, low flush WC, pedestal wash hand basin, bath with shower, partly tiled walls, glass shower screen, chrome towel radiator.



OUTSIDE

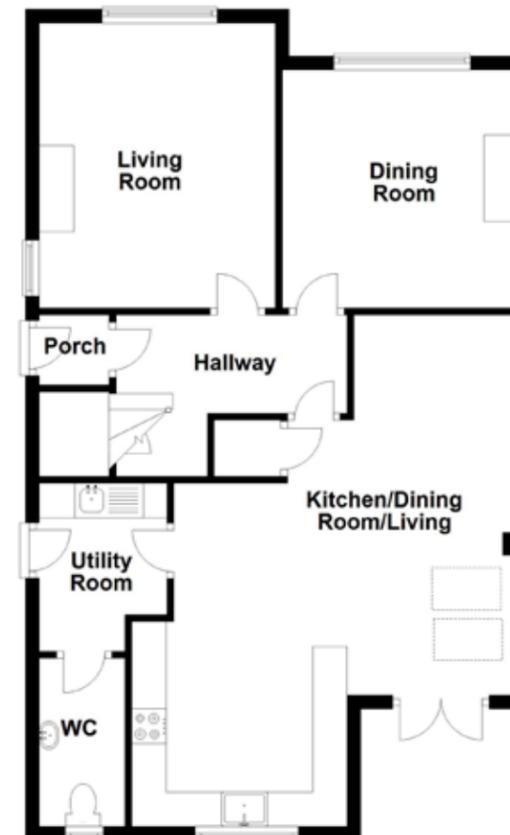
Long concrete driveway with parking for 4 vehicles, front garden in lawn. Good sized south facing enclosed rear garden in lawn with trees and shrubs. Paved patio area.

Green timber shed, PVC oil tank, oil fired boiler, outside tap and light.

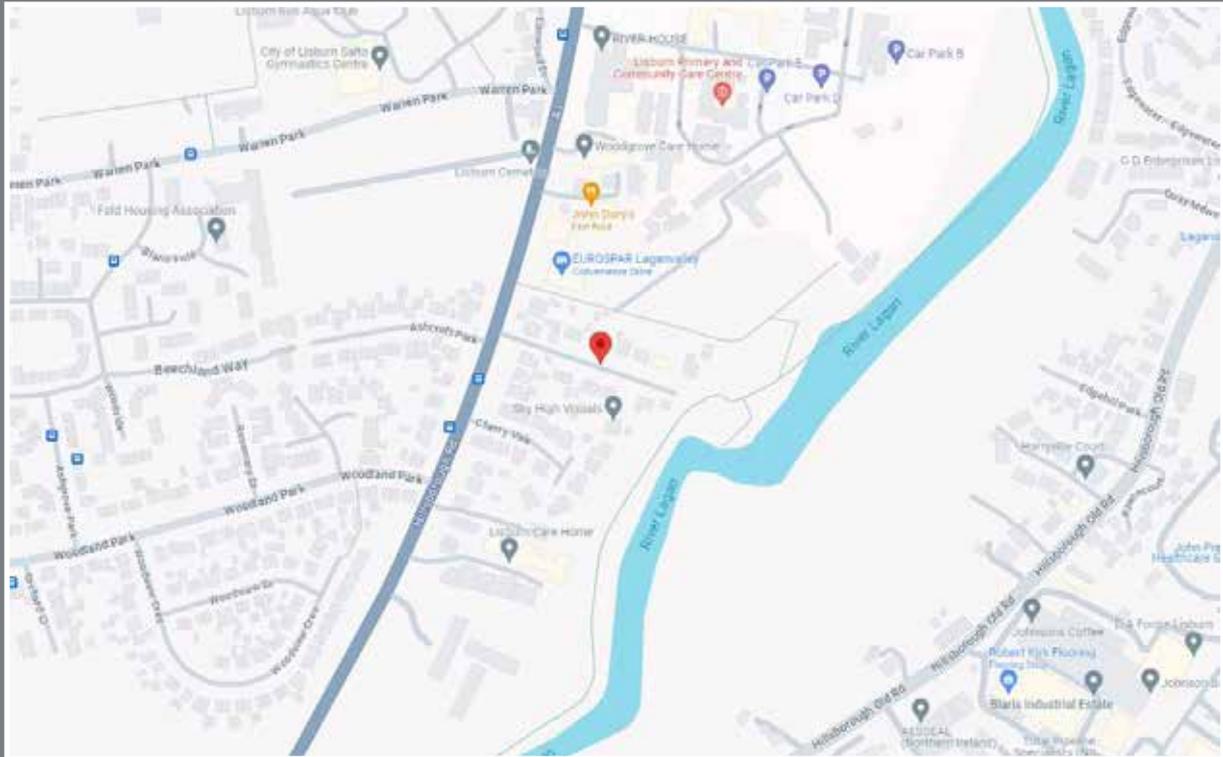


Ground Floor

First Floor



Location



Travelling from....

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.



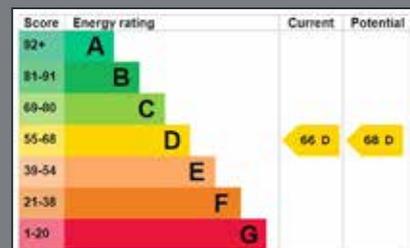
Website

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**



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