

simon**BRIEN**
RESIDENTIAL

1 Burandell Manor,
Lisburn BT28 3AX



Asking Price £375,000

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KEY FEATURES

- Attractive Red Bricked Split Level Detached Family Residence In A Prestigious Location.
- Spacious Hallway With Feature Wall Mounted Gas Fire.
- Four Bedrooms Including Master With Ensuite Shower Room (Fourth Bedroom Currently Used As Snug).
- Spacious Living / Dining Room With Feature Stone Fireplace With Gas Fire.
- Modern Fitted Kitchen Open Plan To Dining Area, Separate Utility Room.
- Family Room With Fireplace With Double Upvc Doors Leading Outside.
- Downstairs WC.
- Modern Family Shower Room With White Suite.
- uPVC Double Glazed Windows.
- Oil Fired Central Heating.
- Tarmac Side By Side Driveway Parking For Several Cars.
- Integral Garage.
- Surrounding Mature Corner Site With Gardens To Front And Rear With Paved Sitting Areas.
- Convenient To Lisburn City Centre Amenities Including Public Transport, Shops And Schools and close by to Belfast off Boomers way.

DESCRIPTION

This imposing and attractive detached split level family residence is situated in a sought-after Lisburn location. This area has long been established as one of the most sought after in Lisburn, offering convenience to many leading grammar and primary schools, and is only a few minutes from the city centre with its bustling boutiques, cafes, bars, and restaurants. Commuting to Belfast could not be easier, via Boomers Way and the M1 motorway which is a few minutes' drive away.

The property offers spacious family accommodation which is finished to a very high specification. The property has a spacious living / dining room, reception hall, downstairs WC, open plan modern kitchen to dining area, utility room family room, 4 bedroom with the 4th bedroom currently used as a snug, shower room and ensuite. The property also benefits from an integral garage and is positioned on a spacious private corner site.

A truly superb home in a prominent location which can only be appreciated on internal inspection.

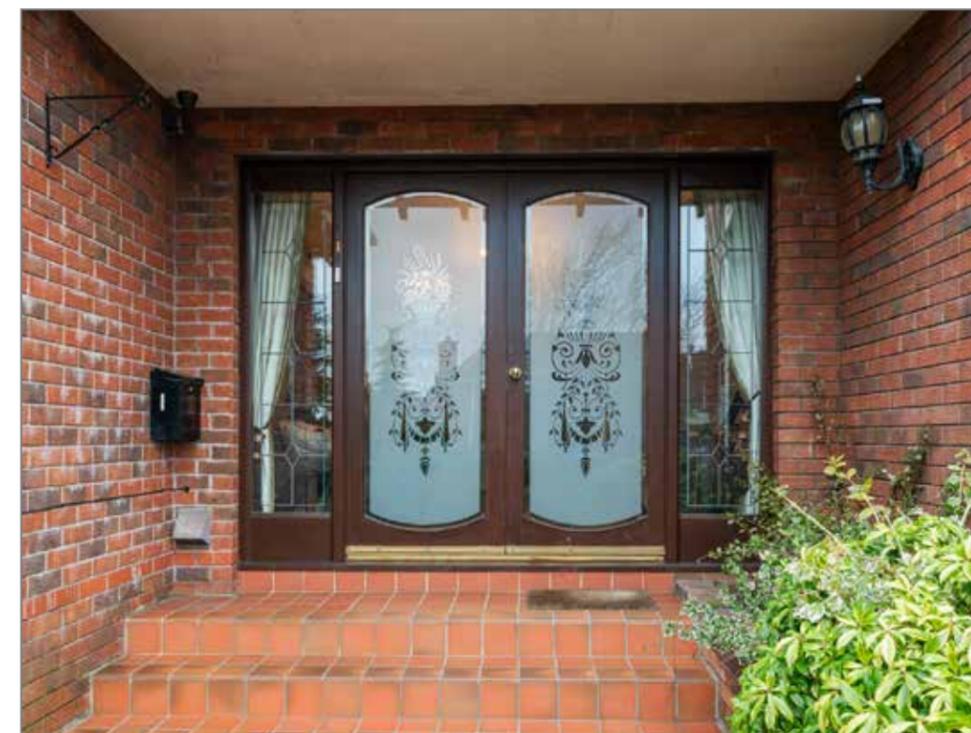


ACCOMMODATION

ENTRANCE

RECEPTION HALL:

Twin glazed doors with side panels to reception hall. Solid wood floor and under stairs storage cupboard.



GROUND FLOOR

SPACIOUS LIVING/DINING ROOM:

33' 2" x 15' 1" (10.10m x 4.59m)

Solid wood floor, low voltage spotlighting, cornice ceiling, large stone fireplace with gas fire, double uPVC doors leading outside.





FAMILY ROOM:
14' 12" x 11' 7" (4.57m x 3.54m)

Solid wood floor with tiled inset, double uPVC doors leading outside.



SNUG/BEDROOM 4:
14' 2" x 10' 5"
(4.32m x 3.17m)

Solid wood floor, solid wood fireplace with double uPVC doors leading outside.



DOWNSTAIRS WC:

Solid wood floor, low flush WC, pedestal wash hand basin with mixer taps.

KITCHEN/DINING AREA:

21' 5" x 12' 8" (6.54m x 3.86m)

Solid wood floor, range of high and low level units, granite worktops, 1.5 bowl stainless steel sink unit, intergrated dishwasher, space for American fridge freezer and double oven. Extractor fan and double uPVC doors leading outside.



UTILITY ROOM:

12' 12" x 7' 7" (3.95m x 2.32m)

Ceramic tiled floor, range of high and low level units, 1.5 bowl stainless steel sink unit, plumbed for washing machine, space for tumble dryer, partly tiled walls, space for fridge, low voltage spotlighting, access to the front and back.



FIRST FLOOR

LANDING:

Low voltage spotlighting.



PRINCIPLE BEDROOM:
13' 10" x 12' 8" (4.21m x 3.87m)

Access to roofspace, solid wood floor, built in wardrobe.



ENSUITE SHOWER ROOM:

Ceramic tiled floor, partly tiled walls, low flush WC, pedestal wash hand basin, fully tiled corner shower cubicle, low voltage spotlighting, extractor fan.



BEDROOM (2):
15' 2" x 9' 10" (4.63m x 3.01m)

Solid wood floor.



BEDROOM (3):
12' 10" x 11' 3" (3.92m x 3.43m)

Laminate wood floor, twin built in wardrobes.



SHOWER ROOM:

Ceramic tiled floor, partly tiled walls, close coupled WC, fully tiled shower cubicle, low voltage spotlighting.

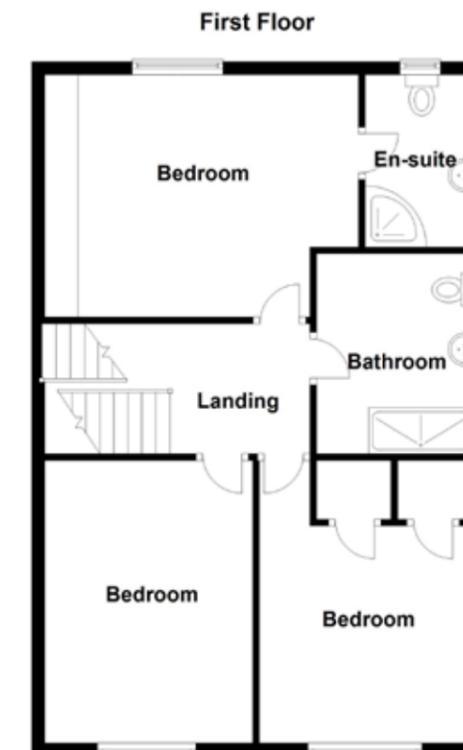
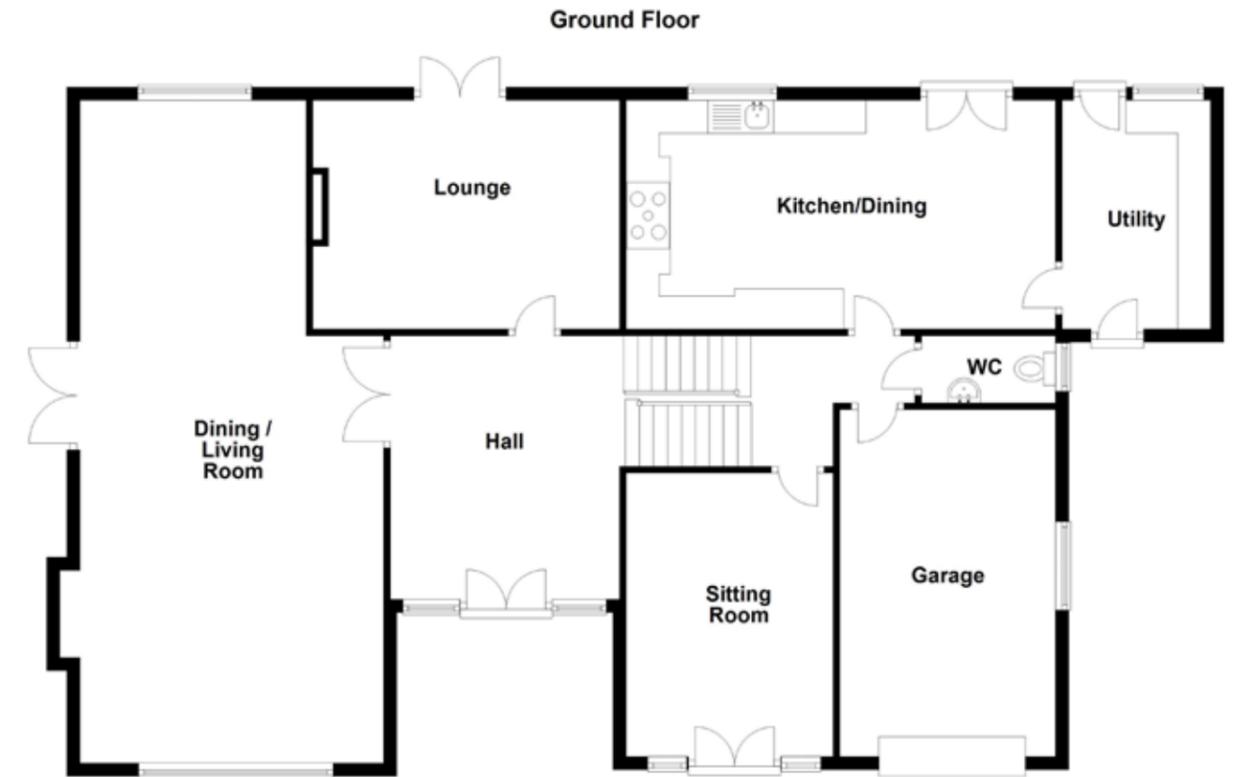
OUTSIDE

Good sized corner site with tarmac driveway side by side for several vehicles. Front garden in lawn with selection of plants and shrubs. Two fence enclosed rear garden in lawn with paved sitting area.

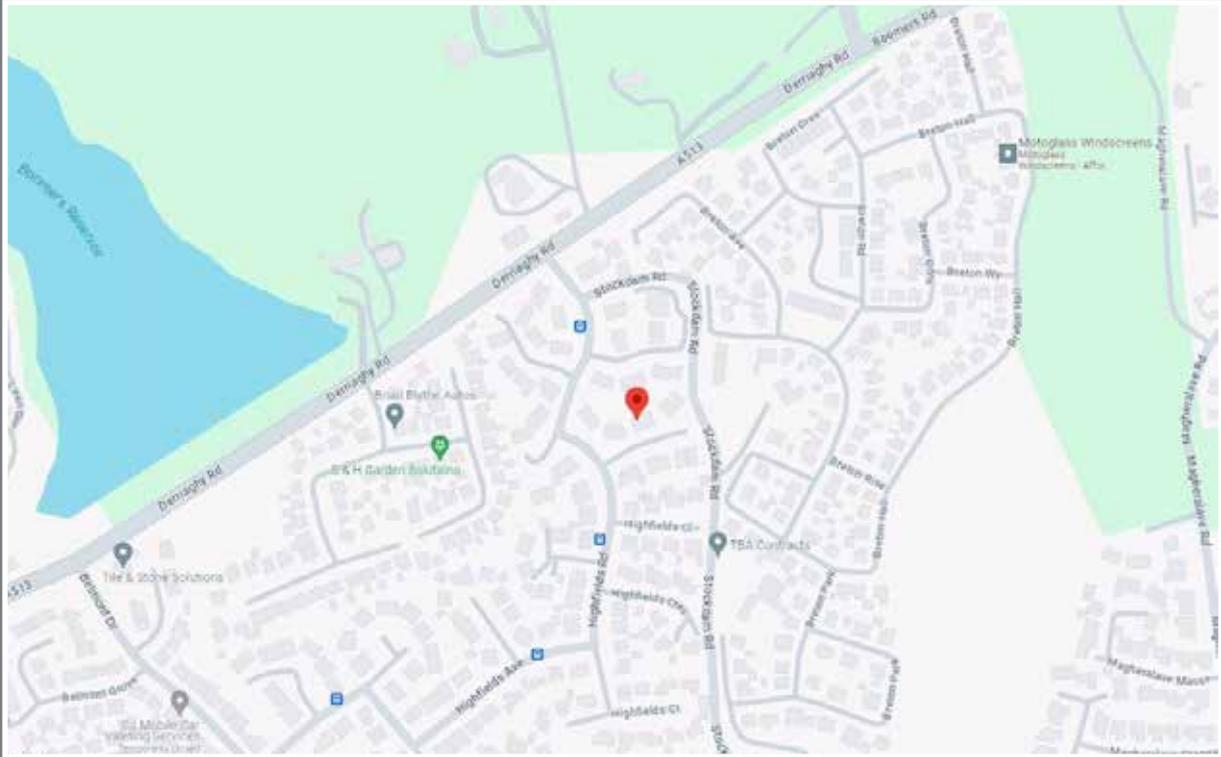


INTEGRAL GARAGE: 60' 8" x 33' 10" (18.5m x 10.3m)

Electric roller shutter door with remote control, access to secondary hallway.



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.



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