

simon**BRIEN**
RESIDENTIAL

147 Queensway,
Lisburn, BT27 4QS



Offers Over £215,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Well Presented Three Bedroom Detached Chalet Style Bungalow Ideally Located in Lambeg on the Outskirts of Lisburn Town Centre
- Versatile Accommodation Throughout with Excellent Reception Space and Endless Potential
- Conveniently Located Close to Lisburn City Centre and Many Local Amenities
- Excellent Transport Links to Belfast City Centre and Further Afield
- Close to Leading Local Schools, Parks and Belfast International Airport
- Three Well Appointed Bedrooms Over Ground and First Floor with Excellent Additional Storage
- Well Proportioned Living Room with Outlook to Front and Bay Window
- Separate Dining Room with Bay Window
- Lounge with Wood Burning Stove and Space for Casual Dining
- Family Bathroom with White Suite and Both Bath and Shower Facilities
- Kitchen with Access to Rear Garden
- Separate Utility Room with Additional Storage and Access to Gas Boiler
- Front Garden Laid in Lawns with Surrounding Shrubs and Trees Providing Excellent Privacy
- Extensive Enclosed Private Rear Garden with Southerly Aspect
- Detached Garage
- Gas Fired Central Heating and Double Glazing
- No Onward Chain
- Ideally Suited to the First Time Buyer, Downsizer, Young Professional and Young Family Alike
- Early Viewing Highly Recommended

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL:

Covered entrance porch, Hardwood front door with glazed inset in reception hall with low voltage recessed spotlighting, unstairs storage.



DESCRIPTION

We are delighted to bring to the market this well-proportioned chalet style bungalow positioned on the cusp of Lisburn Town Centre. Occupying a fantastic private site with southerly aspect, the property also provides excellent versatile internal accommodation. The location offers ease of access for the city commuter and is within striking distance of a range of local amenities including many popular parks and shops. The property lies within the catchment area to a range of the area's most prestigious schools

In short the property comprises of: spacious reception hall, living room and separate dining room with bay windows, lounge with wood burning stove, three well-appointed bedrooms over ground and first floor, family bathroom with white suite, kitchen with access to rear garden and a separate utility room with additional storage facilities.

The property further benefits from double glazing, gas fired central heating, a detached garage, driveway with private off-street parking for several cars, mature front garden with excellent privacy and an enclosed private rear garden with southerly aspect.

With generously proportioned rooms sizes providing versatile accommodation, no onward chain, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

LIVING ROOM:

14' 0" x 12' 8" (4.27m x 3.86m)

Outlook to front, original fireplace with wooden mantle piece and surround, cast iron inset and slate hearth, picture rail.



DINING ROOM:
11' 9" x 10' 0" (3.58m x 3.05m)

Dual aspect to front and side, picture rail, brick fireplace with tiled hearth.



LOUNGE:
11' 8" x 10' 0" (3.56m x 3.05m)

Outlook to side, low voltage recessed spotlighting, wood burning stove.



KITCHEN:

Range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome taps, space for freestanding cooker, space for fridge freezer, tiled floor, traditional built in larder storage with shelving, hardwood glazed access door to rear garden



BEDROOM (1):
10' 8" x 10' 0" (3.25m x 3.05m)

Outlook to side, picture rail.



FAMILY BATHROOM:

White suite comprising, low flush WC, pedestal wash hand basin with chrome taps, corner shower with glass sliding door, chrome thermostatic control valve and telephone attachment, partly tiled walls, tiled floor, panelled bath with chrome mixer taps, chrome heated towel rail, frosted glass picture window, low voltage recessed spotlighting, extractor fan.

UTILITY ROOM:
8' 2" x 8' 0" (2.49m x 2.44m)

Access to 'Ferroli' gas boiler, laminate worktops with stainless steel sink and chrome taps, additional roofspace storage, velux window, hardwood access door to rear garden.

FIRST FLOOR



BEDROOM (2):
14' 5" x 12' 6" (4.39m x 3.81m)

Dual aspect to front and side, additional built in storage, low voltage recessed spotlighting



BEDROOM (3):
14' 5" x 12' 7" (4.39m x 3.84m)

Dual aspect to front and side, original exposed and treated timber wooden floors, cast iron fireplace with slate hearth, low voltage recessed spotlighting.



OUTSIDE

Front - Enclosed front garden, laid in lawns with patio driveway, off street parking for 2/3 cars, metal gates, patio walkway to front door with covered entrance porch.

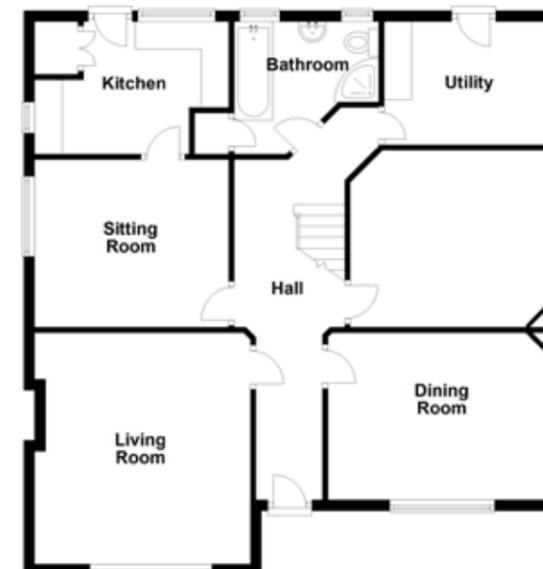
Rear - Private rear garden with southerly aspect, part laid in lawns, part patio with surrounding shrubs, trees and hedging, outside tap and light

DETACHED GARAGE:
17' 3" x 08' 8" (5.26m x 2.64m)

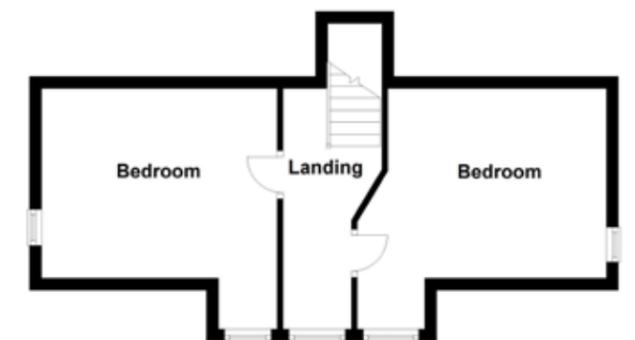
Metal up and over door with light and power.



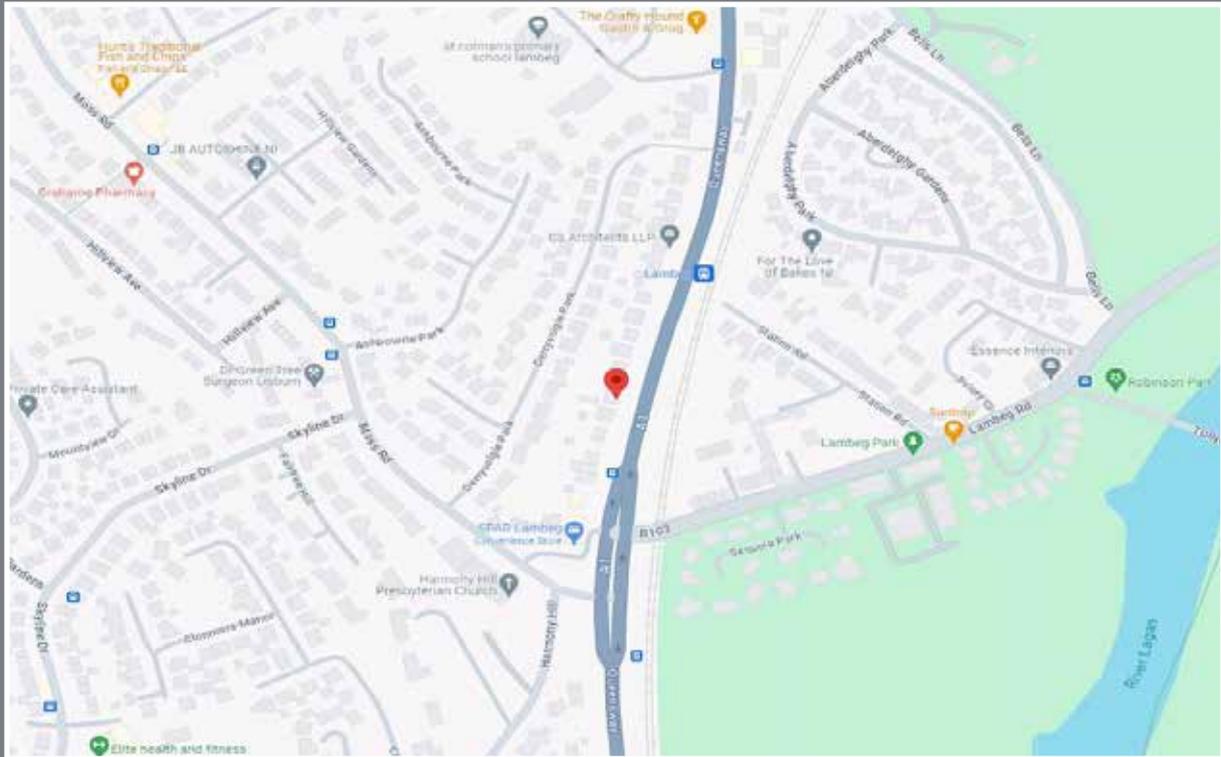
Ground Floor



First Floor



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

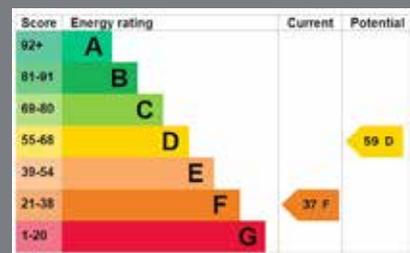


Lettings Department

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: RMck/B/24/SD



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