

simon**BRIEN**
RESIDENTIAL

27 Berkeley Hall Square,
Lisburn, BT27 5TB



Asking Price £295,000

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KEY FEATURES

- Attractive Three Storey Townhouse In A Popular Development
- High Standard Of Finish/Presentation Throughout
- Four Bedrooms (Three On Second Floor)
- Two Reception Rooms
- Superb Contemporary Fully Fitted Kitchen With Range Of Appliances Open To Casual Dining Area
- Bathroom, Ensuite And Cloakroom
- Separate Utility Room And Integral Garage
- Generous Site With Garden To Rear And Cobble Driveway Parking
- Gas Fired Central Heating
- Upvc Double Glazed Windows
- Popular And Convenient Residential Location Close To The M1 Motorway & Saintfield Road
- Overlooking Communal Landscaped Gardens With Wrought Iron Railing

DESCRIPTION

The Berkeley Hall development, which is located off the Saintfield Road in Lisburn, has consistently proved popular with a wide range of purchasers who appreciate the convenience to all local amenities, transport routes, Belfast city centre and Sprucefield Shopping Centre which is a short drive away. This particular townhouse has exceptionally well presented accommodation throughout which has been maintained and modernised by the present owners to the highest of standards.

Likely to be of interest to the growing family in today's market. Viewing of this superb property is by private appointment through our Lisburn Road office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL:

Entrance door with leaded glazed top and side panels. Tiled floor. Corniced ceiling.



LIVING ROOM/GUEST BEDROOM:

11' 5" x 10' 6" (3.48m x 3.2m)

Tiled floor. uPVC double glazed 'french' doors.



SHOWER ROOM:

Tiled floor. 'Floating' wash hand basin with mixer tap; low flush w.c. Fully tiled shower cubicle.



UTILITY ROOM:

7' 9" x 5' 3" (2.36m x 1.6m)

Tiled floor. Single drainer stainless steel sink unit with mixer tap. Cupboards. Plumbed for washing machine. Boiler. Part tiled walls. PVC double glazed rear door.

FIRST FLOOR

LANDING:

Oak flooring.

CLOAKROOM:

Tiled floor. Pedestal wash hand basin with mixer tap and low flush w.c.



LOUNGE:

19' 7" x 13' 11" (5.97m x 4.24m)

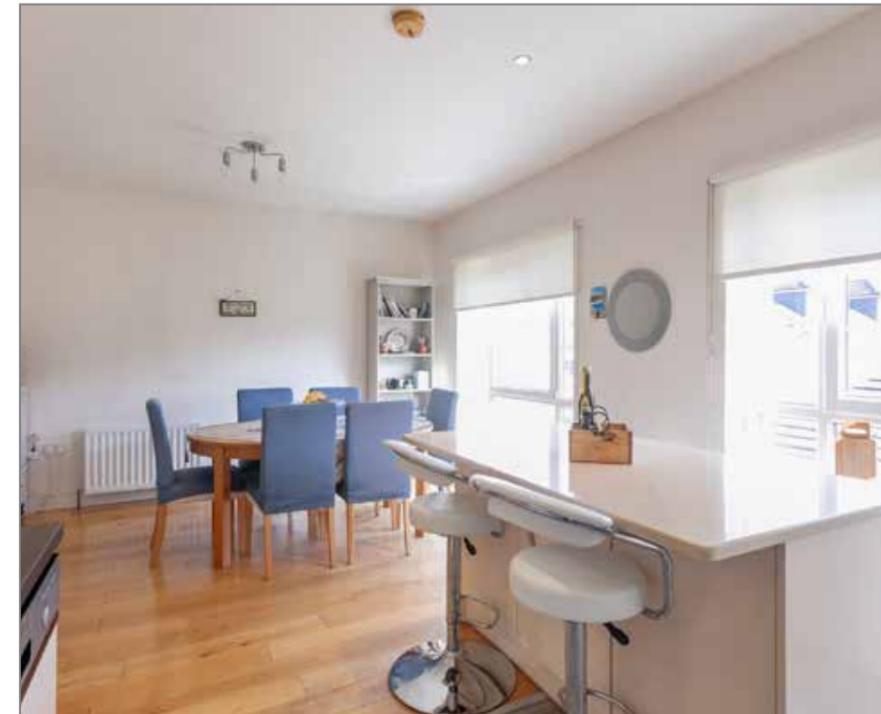
largest measurements Oak flooring. Cornice ceiling. Fireplace of ornate stone surround, cast iron inset and granite hearth. Gas fire.



KITCHEN OPEN PLAN DINING ROOM:

19' 8" x 13' 1" (5.99m x 3.99m)

KITCHEN Tiled floor. Range of high and low level cupboards in gloss. Large and small bowl single drainer stainless steel sink unit with mixer tap. Filter tap. 'Neff' built-in oven, 5 ring gas hob and extractor fan in stainless steel. Integrated fridge/freezer and dishwasher. Downlighters in chrome. Matching island unit with quartz worktop, breakfast bar, cupboards and drawers. DINING ROOM Oak flooring.



SECOND FLOOR

LANDING:

Built-in storage cupboard.

MASTER BEDROOM:

12' 7" x 9' 9" (3.84m x 2.97m)

Wall length range of fitted wardrobes with sliding doors.



BEDROOM (2):

13' 3" x 9' 0"

(4.04m x 2.74m)



BEDROOM (3):

10' 10" x 9' 7" (3.3m x 2.92m)



BATHROOM:

8' 7" x 7' 5" (2.62m x 2.26m)

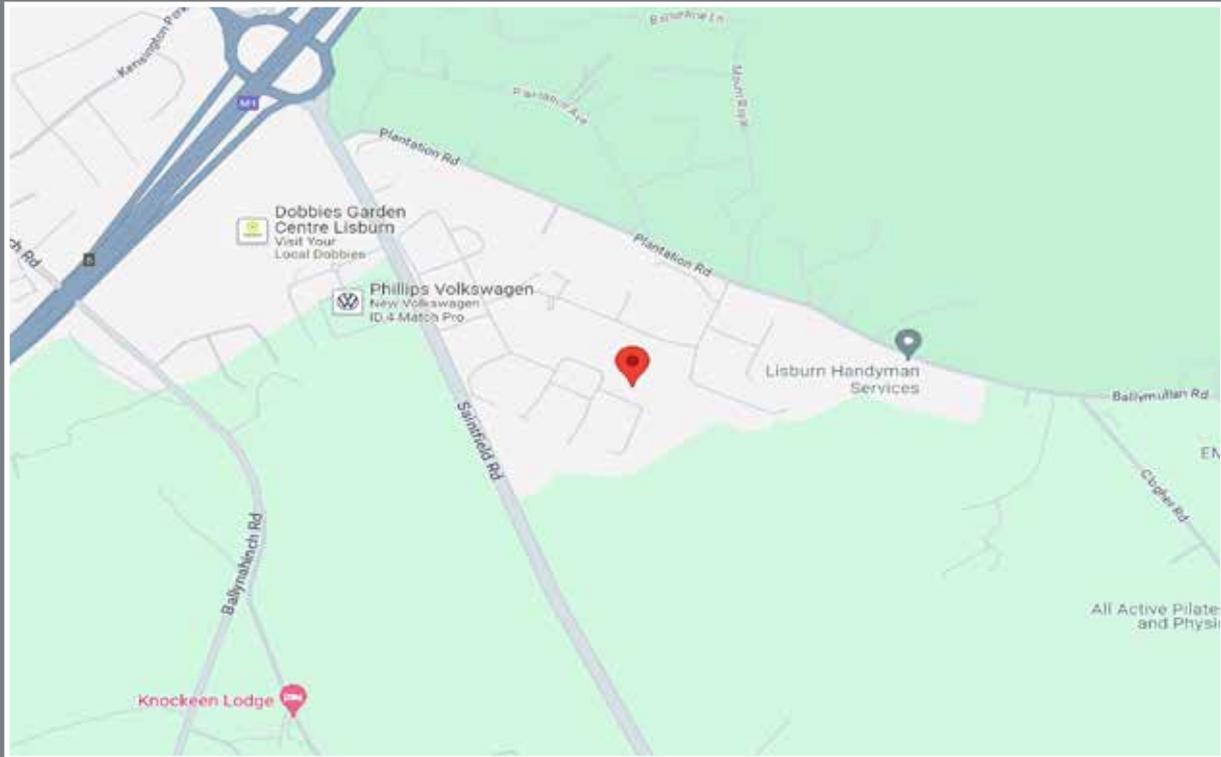
Tiled floor. White suite comprising corner bath with mixer tap and shower attachment; pedestal wash hand basin with mixer tap; and low flush w.c. Part tiled walls. Chrome towel rail. Downlighters in chrome.



OUTSIDE



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**



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