

simon**BRIEN**
RESIDENTIAL

6 Charlestown Hall Crescent,
Lisburn, BT28 0AJ



Offers Over £395,000

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KEY FEATURES

- Immaculate Four Bedroom Detached Property Ideally Located on the Outskirts of Lisburn Town Centre
- Constructed in 2022 by Renown Builders Porter & Co Spanning Circa 2000 Square Feet
- Turnkey Finish with Upgrades Including Quartz Stone Worktops, Custom Fitted Shutters and Blinds, Custom Fitted Wardrobes, Sunroom and Tiled Floors
- Versatile Accommodation Throughout with Excellent Reception Space
- 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
- Four Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Spacious Hallway with Generous Under Stairs Storage and Tiled Floor
- Playroom / Office and Separate Lounge with Outlook to Front
- L – Shaped Kitchen Living Dining Space Open to Sunroom with High Vaulted Ceiling
- Sunroom with Dual Aspect and French Doors to Rear Garden
- Bespoke Fully Fitted Kitchen with Range of Units, Built in Appliances and Quartz Stone Worktops
- Utility Room and Downstairs WC
- Separate Family Bathroom with White Suite Providing Both Bath and Shower Facilities
- Floored Roofspace Providing Excellent Additional Storage
- Front Garden Laid in Lawns with Tarmac Driveway Providing Private Off-Street Parking
- Extensive Enclosed Private Rear Garden Laid in Lawns with Patio Areas
- Gas Fired Central Heating and UPVC Double Glazing
- Excellent Energy Rating of B83
- No Onward Chain
- Ideally Suited to the First Time Buyer, Young Professional and Young Family Alike
- Early Viewing Highly Recommended

DESCRIPTION

We are delighted to bring to the market this superbly finished four-bedroom detached property positioned on the cusp of Lisburn Town Centre. Constructed in 2022 and occupying a fantastic site, 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.

Finished to a turkney specification by the current owners, the property comprises of: spacious reception hall, play room / office, lounge, utility room, downstairs WC and an excellent open plan kitchen dining living space open to sun room. To the first floor there is four well-appointed bedrooms, main bedroom with en-suite shower room and access to a floored roofspace providing excellent additional storage.

The property further benefits from a tarmac driveway providing private off street parking, an excellent enclosed rear garden laid in lawns, UPVC double glazing and gas fired central heating providing an excellent energy rating of B83.

With generously proportioned rooms sizes providing versatile accommodation, no onward chain, close proximity to Lisburn Town Centre, 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.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Composite front door with fan glass top light, side lights into reception hall with tiled floor, understairs storage cupboard with tiled floor and access to electric meter



OFFICE/LOUNGE:

12' 0" x 9' 8" (3.66m x 2.95m)

Wooden laminate effect flooring.



FAMILY ROOM:

15' 7" x 11' 7" (4.75m x 3.53m)

Outlook to front, Portuguese limestone fireplace and surround with slate hearth, electric fire inset with remote control.



KITCHEN/DINING/LIVING AREA:

26' 7" x 22' 5" (8.1m x 6.83m)

L-shaped, bespoke fully fitted kitchen with range of high and low level units, quartz stone worktops, inset stainless steel single drainer sink unit with chrome mixer tap, built in dishwasher, high level microwave and high level oven and grill, plumbed for American style fridge/freezer, 4 ring ceramic hob with quartz stone splashback with built in extractor fan, tiled floor, ample space for casual dining, low voltage spotlighting, uPVC double glazed French doors to rear garden



UTILITY ROOM:

Range of high and low level units, laminate worktops, stainless steel single drainer sink with chrome taps, plumbed for washing machine and tumble dryer, access to gas boiler, tiled floor, uPVC double glazed access door to rear garden.



DOWNSTAIRS WC:

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer tap and tile splashback and vanity unit

CLOAKS AREA:

Tiled floor, frosted glass picture window

FIRST FLOOR

LANDING:

Access hatch to roofspace via ladder, picture window with outlook to front, space for seating area, built in hotpress with access to hot water cylinder and built in shelving.



FAMILY BATHROOM:

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer tap and built in vanity unit, free standing bath with chrome mixer taps, fully tiled walls, tiled floor, chrome heated towel rail, corner shower with glass sliding door, thermostatic control valve and telephone attachment, low voltage recessed spotlighting, frosted glass window and extractor fan



BEDROOM (1):
12' 0" x 11' 0" (3.66m x 3.35m)

Outlook to front



BEDROOM (2):
13' 9" x 9' 8" (4.19m x 2.95m)

Outlook to front, laminate effect flooring.



ENSUITE BATHROOM:

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer tap, built in vanity unit, walk in shower with fixed glass door and shower tray, thermostatic control valve, telephone attachment and rainfall headset, fully tiled walls, tiled floor, chrome heated towel rail, low voltage recessed spotlighting, extractor fan, frosted glass window



OUTSIDE

Extensive enclosed rear garden, part patio, part laid in lawn, surrounding fencing, outside tap and light, access gate to side with bin storage



BEDROOM (3):
13' 3" x 12' 0" (4.04m x 3.66m)

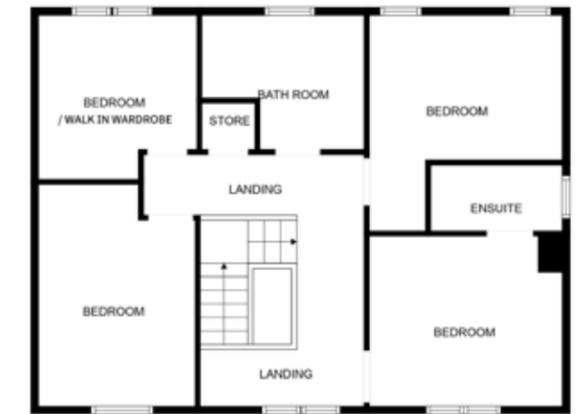
Outlook to rear

BEDROOM (4):
10' 5" x 9' 7" (3.18m x 2.92m)

Outlook to rear, laminate effect flooring, range of built in furniture and cabinetry with clothes racks

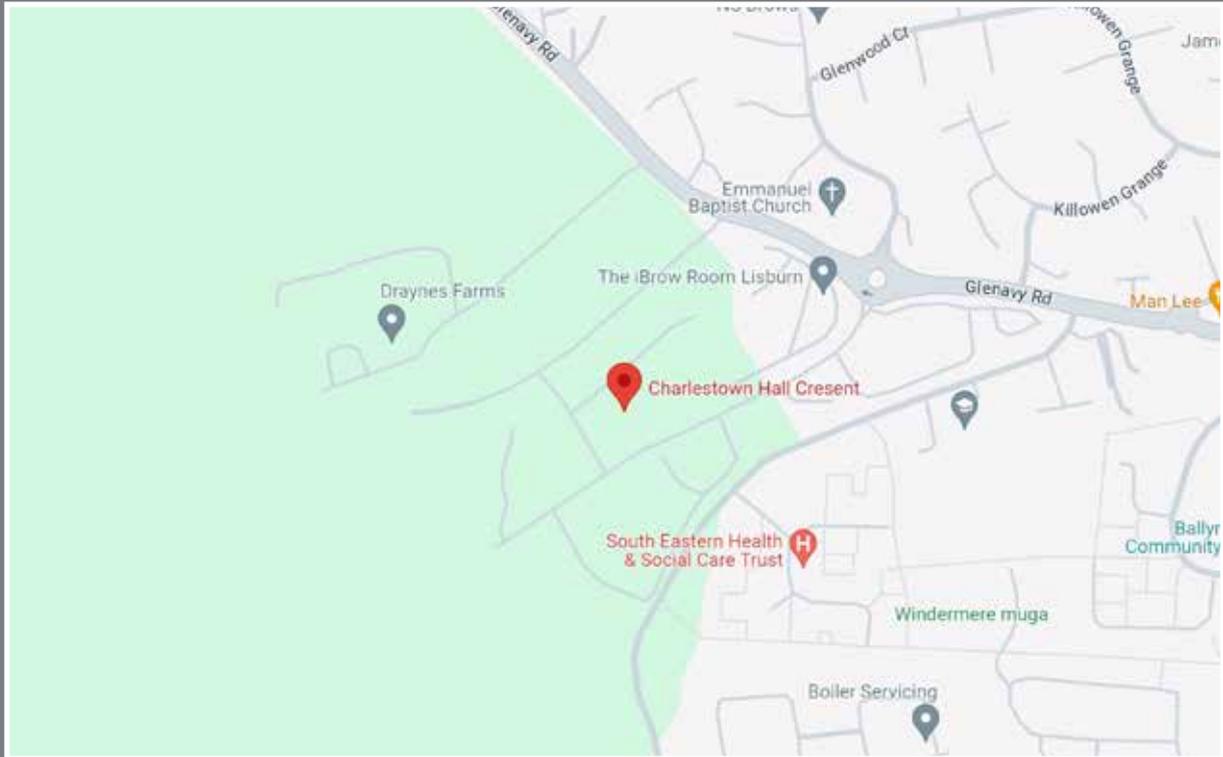


FLOOR 1



FLOOR 2

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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