



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstons.com](mailto:info@fetherstons.com)  
Web: [www.fetherstons.com](http://www.fetherstons.com)

## 7 Old Church Heights

Lisburn  
BT28 3FH

Offers In Region Of £239,950

## 7 OLD CHURCH HEIGHTS, LISBURN, BT28 3FH

- Beautifully Presented Semi Detached Property in a Popular Development
- Bright Spacious Lounge With Feature Fireplace
- Kitchen With Range Of Integrated Appliances And Dining Area
- Three Well Proportioned Bedrooms (Master Ensuite)
- Bathroom With Contemporary White Suite
- Utility Room and Ground Floor WC
- Gas Central Heating & Double Glazing
- Gardens Front And Rear With Tarmac Driveway
- Close to a Plethora of Local Amenities and Transport Links

This superbly presented semi detached home is situated within an extremely popular, modern development, just off Derriagh Road in Lisburn.

The property offers bright spacious accommodation, which is presented to a beautiful standard by the current owners. The modern décor and living space will suit a broad range of purchasers. Of particular note is the modern fitted kitchen with range of integrated appliances.

Externally there is a superb enclosed rear garden in lawn with paved patio area. There is also a tarmac driveway and parking area to the side along with front garden in lawn.

Further benefits include a high level of energy efficiency with gas central heating and double glazing.

Located close to a host of amenities, including shops and public transport services along with leading schools, internal inspection of this fine home is highly recommended.







## PROPERTY COMPRISES

uPVC entrance door with glazed panels, leading to entrance hall.

**ENTRANCE HALL** Stairs to first floor, under stairs storage cupboard.

**CLOAKROOM/WC** Low flush WC, wall mounted wash hand basin, tiled splash back, tiled floor, extractor fan.

**LOUNGE 16' 9" x 11' 11" (5.11m x 3.63m) (@ widest points)** Fireplace with inset electric fire, laminate wood stripped flooring.

**KITCHEN/DINING AREA 15' 9" x 11' 1" (4.8m x 3.38m)** Range of fitted high and low level units, wood effect work surfaces, integrated 4 ring hob, stainless steel under oven, stainless steel and glass extractor canopy, concealed under lighting, tiled floor, 1.5 bowl single drainer stainless steel sink unit with mixer tap, integrated fridge and freezer, integrated dishwasher, recessed low voltage spotlights.

**UTILITY ROOM 7' 1" x 6' 4" (2.16m x 1.93m)** Built in storage units, tiled floor, plumbed for washing machine, door to rear garden.





**FIRST FLOOR LANDING** Airing cupboard with built in shelving, access to roof space.

**BEDROOM 13' 7" x 9' 7" (4.14m x 2.92m) (@ widest points)**

**ENSUITE/SHOWER ROOM** Suite comprising of enclosed shower cubicle, vanity wash hand basin, low flush WC, tiled floor, recessed low voltage spotlights, extractor fan, stainless steel towel radiator.

**BEDROOM 9' 5" x 8' 8" (2.87m x 2.64m) (Excluding wardrobe)** Built in mirrored sliding wardrobes.

**BEDROOM 10' 1" x 9' 11" (3.07m x 3.02m) (Excluding wardrobe)** Built in sliding wardrobes.

**BATHROOM** Suite comprising of a panelled bath, separate and enclosed shower cubicle, wall mounted wash hand basin, low flush WC, stainless steel towel radiator, tiled floor, tiled splash back, recessed low voltage spotlights.

**OUTSIDE** Enclosed rear gardens in lawn with planted flower beds, paved patio, brick paviour driveway.







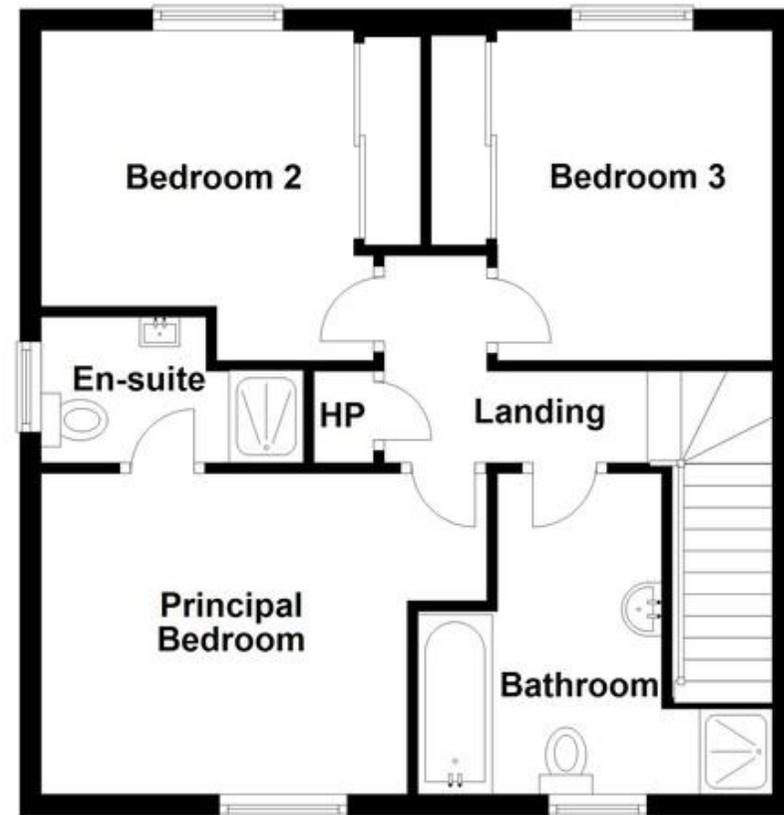




## Ground Floor

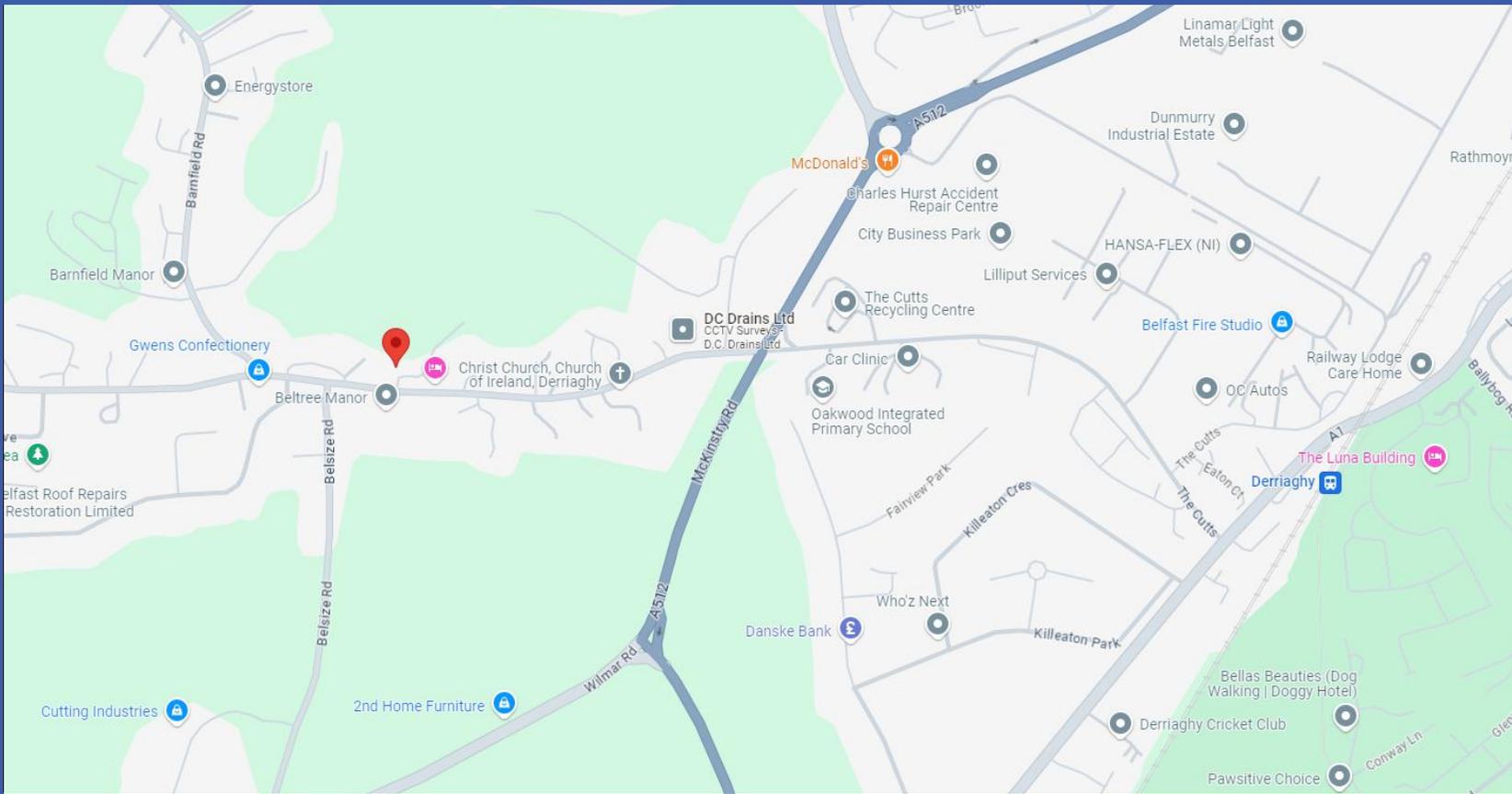


## First Floor



Disclaimer: Plans are for illustrative Purpose only.  
Plan produced using PlanUp.

**7 Old Church Heights, Lisburn**



**Directions:**

Please find map attached.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.