



## **6 BELMONT ROAD, LISBURN, BT28 3DB**

- A Spacious Detached Property Occupying A Prime Setting Within This Popular Residential Location
- Convenient To Excellent Schools For All Ages And Ideal For Commuting / Viewing Is Highly Recommended
- Lounge With Mahogany And Marble Fireplace
- Separate Family Room
- Sitting Room With Patio Door To Rear Garden With Private Aspects
- Oak Fitted Kitchen/Dinette With Appliances
- Utility Room With Adjoining WC
- Four Well Proportioned Bedrooms

**PRICE: OFFERS IN THE REGION OF £259,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E46**

**REF:GN261020HG**

- Bathroom With Bath And Quadrant Shower Cubicle / Aqualisa Power Shower
- Large Roofspace With Light And Power
- Good Sized Rear Garden With Southerly And Private Aspects
- Paved Patio Area And Raised Timber Deck Area
- Tarmac Driveway And Parking Areas
- Large Detached Garage With Remote Control Roller Shutter Door
- Oil Fired Central Heating System And Double Glazing
- PVC Fascias And Soffits
- A Bright And Well Proportioned Family Home



**ACCOMMODATION** Measurements are approximate

## **OPEN ENTRANCE PORCH:**

### **ENTRANCE HALL:**

Hardwood panelled and glazed entrance door. Solid oak floor. Staircase with mahogany balustrade leading to gallery landing. Cloaks storage under stairs with light.



### **LOUNGE:**

**5.13m (16'10") x 3.97m (13'0")** Mahogany and marble fireplace with granite insets and Baxi fire grate. Plaster cornice.



**FAMILY ROOM: 5.00m (16'5") x 3.51m (11'6")**

### **SITTING ROOM:**

**3.37m (11'1") x 3.27m (10'9")** Double glazed sliding patio door leading to patio and rear garden.

### **OAK FITTED KITCHEN/DINETTE WITH APPLIANCES:**

**3.60m (11'10") x 3.31m (10'10")** Range of high and low level units. Round edge work surfaces. Franke bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Integrated oven and hob. Concealed extractor hood. Plumbed for dishwasher. Under unit lighting. Part tiled walls. Built in dining table.



### UTILITY ROOM:

Range of built in units. Plumbed for washing machine.

**ADJOINING WC:** Close couple low flush wc. Pedestal wash hand basin.

### FIRST FLOOR

#### BEDROOM (1):

3.98m (13'1") x 3.10m (10'2")

#### SHOWER ROOM EN SUITE:

Shower tray and thermostatic shower. Wash hand basin. Tiled walls.

#### BEDROOM (2):

4.01m (13'2") x 3.29m (10'10") Vanity unit with wash hand basin.

#### BEDROOM (3):

5.19m (17'0") x 3.48m (11'5") Measurements taken into sloping ceiling and dormer window.

#### BEDROOM (4):

3.33m (10'11") x 2.98m (9'9")

### BATHROOM:

Coloured suite. Panelled bath with mixer tap and shower attachment. Quadrant shower cubicle with Aqualisa quartz power shower. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Separate hotpress.

**Aluminium extending ladder to large floored roofspace with light and powerpoint.**

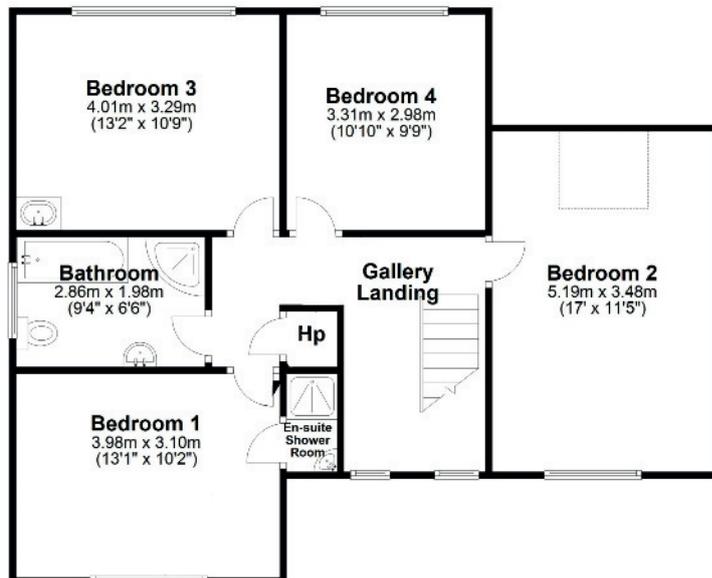
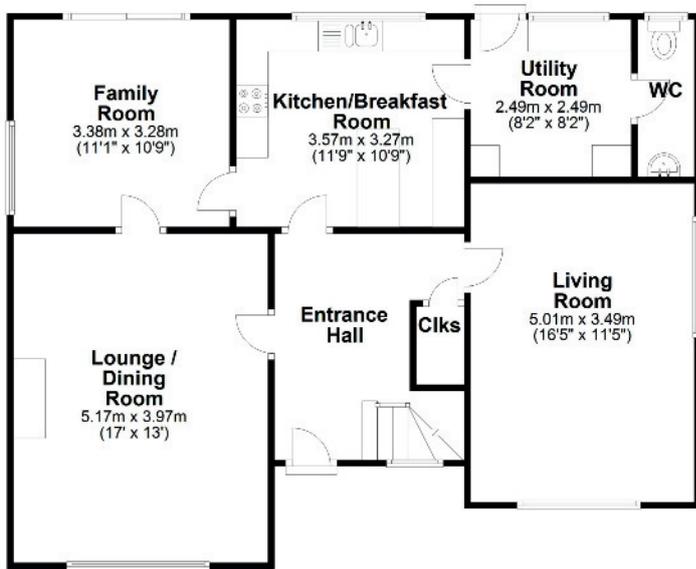


**OUTSIDE:** Front garden laid in lawn with shrubs and slate bed. Tarmac driveway and parking areas. Good sized rear garden with private and Southerly aspects laid in lawn. Paved patio area. Raised timber decking area with balustrade. Outside tap and lights. PVC oil storage tank.

**LARGE DETACHED GARAGE:** 7.09m (23'3") x 3.35m (11'0") Remote control roller shutter door. Oil fired boiler. Light and power.

**DIRECTIONS:** From Pond Park Road turn into Belmont Road, number 6 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



Very energy efficient - lower running costs	Current	Potential
A 92 plus		
B 81-91		
C 69-80		
D 55-68		63
E 49-54	46	
F 41-48		
G 1-20		
Not energy efficient - higher running costs		

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.