Please note, red boundary line is for guidance only

3 CREWE ROAD, UPPER BALLINDERRY, LISBURN, BT28 2PL

- Original Dwelling Cottage For Refurbishment Or Replacement And Outbuildings Plus Building Site / Cash Offers Only

- Total Area Approximately 0.8 Acre

- Planning Permission Granted For One Dwelling / Planning reference LA05/2020/0696/O

- Cottage Comprises One Reception Room, Kitchen, Two Bedrooms And Bathroom

- Oil Fired Central Heating System And PVC Double Glazing

- Garden And Small Paddock To Rear / Various Stores And Outbuildings

- Prime Rural Location Convenient To Lisburn, Belfast And Glenavy

- Please note, site plan and boundaries are approximate and for guidance only

PRICE: OFFERS IN THE REGION OF £175,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING G19   REF:GN220819HG

ACCOMMODATION
Measurements are approximate

Entrance Hall:
PVC double glazed entrance door. Laminated timber floor.

Sitting Room:
3.84m x 3.20m
Mahogany fire surround. Cast iron inset. Laminated timber floor.

Kitchen:
5.00m x 1.50m
Range of built in units. Double drainer stainless steel sink unit. PVC double glazed back door.

Bedroom (1):
4.62 x 2.51m
Measurements to include built in robe.

Bedroom (2):
4.28m x 3.36m

Bathroom:
White suite. Panelled bath. Mixer tap. Electric shower. Pedestal wash hand basin. Low flush wc. Part tiled walls.

Aluminum extending ladder to roofspace storage with roof window.

OUTSIDE:

Stone built outbuilding and adjoining store. Various outbuildings of corrugated steel construction. Spacious garden laid in lawn with trees. Small paddock area.
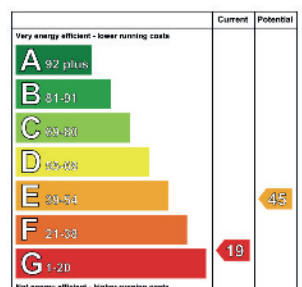
TENURE:
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

DIRECTIONS:
From Glenavy Road turn into Lough Road then turn right into Crewe Road, number 3 is on the left.

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

Please note, red boundary line is approximate and for guidance only

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CREWE ROAD