



## 11 BERKELEY HALL SQUARE, LISBURN, BT27 5TB

- A Most Outstanding And Exceptionally Well Presented Period Style Property Occupying A Prime Setting With This Exclusive And Highly Desirable Residential Location Overlooking Central Green Area
- Spacious And Well Appointed Accommodation Extending To Approximately **1748** Square Feet
- Reception Hall With Panelled Entrance Door And Cloakroom With Low Flush Suite
- Spacious Open Plan Lounge And Dining Room With Limestone Fireplace And Multi Fuel Stove
- Spacious And Luxury Fitted Kitchen/Dining Area With Range Of Integrated Appliances And Open Plan Family Living Area With French Doors To Patio And Rear Garden
- Utility Room With Range Of Built In Units And PVC Double Glazed Door To Rear
- Four Good Sized Bedrooms (Two With Luxury Shower Room En Suite)

**PRICE: OFFERS IN THE REGION OF £315,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C76**

**REF:MK290421HG**

- Luxury Tiled Bathroom With White Suite Plus Chrome Finish Heated Towel Rail
- Enclosed Rear Garden Laid In Lawn, Paved Patio And Timber Deck
- Large Garage With Remote Control Door / Brickset Driveway
- Gas Fired Central Heating System With Worcester Boiler
- PVC Double Glazed Windows And External Doors (Except Entrance Door)

## ACCOMMODATION

Measurements are approximate

**SPACIOUS RECEPTION HALL:** Panelled entrance door with fan light window above. Marble effect ceramic tiled floor. Plaster cornice. Staircase leading to gallery landing above. Spindled balustrade with oak hand rails and newel posts. Feature glazed wall to dining room. Recessed spotlighting.

**CLOAKROOM:** Low flush suite. Close couple low flush wc. Wash hand basin with mono style mixer tap and tiled splashback. Marble effect ceramic tiled floor. Recessed spotlights.

## SPACIOUS OPEN PLAN LOUNGE AND DINING ROOM: 8.20m (26'11") x 5.48m (18'0")

Measurement taken to widest points. Limestone fire surround with polished granite inset and hearth. Multi fuel stove. Plaster cornice and ceiling roses. Open plan dining area.

## SPACIOUS AND LUXURY FITTED KITCHEN/DINING AREA: 5.86m (19'3") x 5.28m (17'4")

Excellent range of high and low level units with oak doors and granite worktops. Franke stainless steel sink with swan neck mixer tap. Integrated Neff double oven. Five ring gas hob with stainless steel splashback. Extractor hood in stainless steel and glass canopy. Integrated Neff dishwasher. Neff fridge freezer. Part tiled walls. Glazed cabinets. Under unit lighting. Marble effect tiled floor. Recessed spotlights. Open plan to family room. PVC double glazed French doors leading to patio and rear garden.

**UTILITY ROOM:** Range of built in units. Granite effect work surface with single drainer stainless steel sink unit with mixer tap. Built in cupboard with Worcester gas fired boiler. PVC double glazed back door. Part tiled walls. Marble effect tiled floor.





### FIRST FLOOR SPACIOUS GALLERY LANDING:

Plaster cornice and ceiling rose. Recessed spotlights.

### BEDROOM (1): 4.02m (13'2") x 3.90m (12'10")

Measurements taken to widest points and to include range of built in robes with sliding doors and fitted interiors.



### LUXURY TILED SHOWER ROOM EN SUITE:

Quadrant shower cubicle. Grohe thermostatic shower. Wash hand basin with Grohe mono style mixer tap. Close couple low flush wc. Marble effect tiled walls. Ceramic tiled floor. Wall mirror with back lighting. Recessed spotlights.



### BEDROOM (2)/GUEST BEDROOM: 2.92m (9'7") x 2.89m (9'6")

Measurements to include range of built in robes.

**LUXURY TILED SHOWER ROOM EN SUITE:** Quadrant shower cubicle. Grohe thermostatic shower. Close couple low flush wc. Wash hand basin with mono style mixer tap and tiled splashback. Wall mirror with back lighting. Ceramic tiled floor. Recessed spotlights.



### BEDROOM (3): 3.33m (10'11") x 3.03m (9'11")

Measurements to include built in robes and built in bed.

### BEDROOM (4): 3.95m (13'0") x 2.53m (8'4")

**LUXURY TILED BATHROOM:** White suite. Panelled bath with mixer tap and shower attachment. Wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Recessed spotlights. Ceramic tiled floor and walls. Separate hotpress.



**OUTSIDE:** Front garden laid in lawn. Brickset driveway leading to garage. Outside tap and lights. Enclosed rear garden laid in lawn and paved patio area. Timber deck area. Storage shed.

### GARAGE: 6.18m (20'3") x 3.96m (13'0")

Remote control up and over door. Light and power.

**TENURE:** We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.



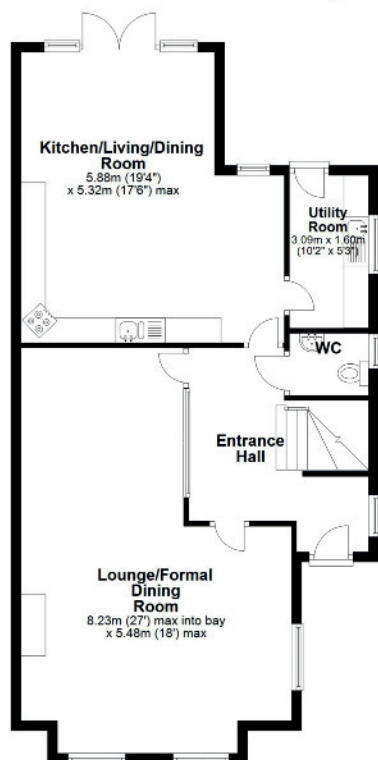
**RATES PAYABLE:** For period April 2020 to March 2021 £1391.76

**SERVICE CHARGE:** A service charge of £180 per annum (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

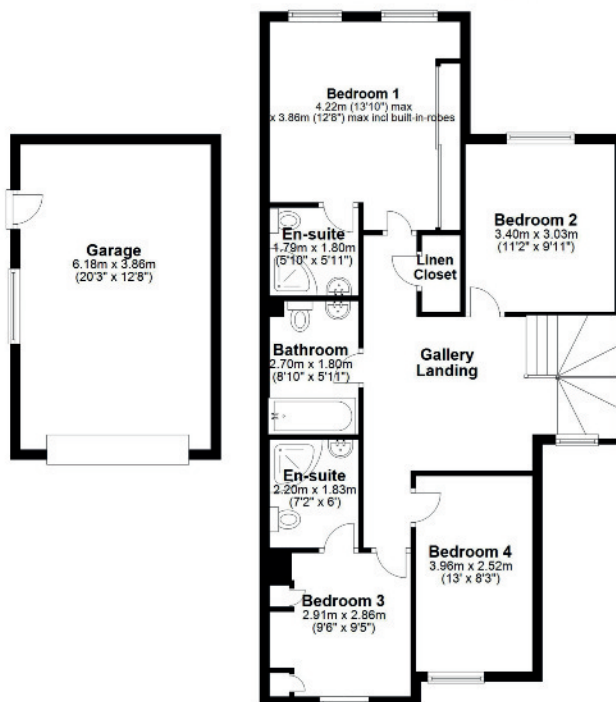
**DIRECTIONS:** From Saintfield Road turn into Berkeley Hall, at T junction turn right and proceed into Berkeley Hall Square, number 11 is on the left. Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



**Ground Floor**  
Approx. 84.5 sq. metres (909.2 sq. feet)



**First Floor**  
Approx. 77.9 sq. metres (839.0 sq. feet)



Total area: approx. 162.4 sq. metres (1748.2 sq. feet)  
**11 Berkeley Hall Square, Lisburn**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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