

FOUR BEDROOMS



35 THE BRAMBLES, LISBURN, BT28 2XY

- A Well Presented And Extended Semi Detached Property Occupying A Spacious Cul De Sac Setting
- Extended Accommodation To Include Fourth Bedroom, Sun Room And Shower Room
- Spacious And Private Rear Garden With South Westerly Aspect
- Lounge With Mahogany Fire Surround And Oak Effect Laminated Timber Floor
- Spacious Kitchen And Dining Area With Patio Door Leading To Patio And Rear Garden
- Extended Sun Room With PVC Double Glazed Patio Doors
- Four Bedrooms (One Bedroom And Luxury Shower Room To Ground Floor)
- Luxury Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £175,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D63

REF:GNI6082IHG

- Parking Area For Two Cars To Front
- Mahogany Effect PVC Double Glazed Windows And Patio Doors
- Oil fired Central Heating System
- A superb opportunity to acquire a well proportioned family home within this highly desirable and convenient location, we strongly recommend early viewing

ACCOMMODATION: Measurements are approximate

ENTRANCE HALL: Mahogany effect PVC double glazed entrance door and side panels. Oak effect laminated timber floor. Storage understairs.

LOUNGE: 4.70m (15'5") x 3.85m (12'8")

Measurement taken into bay window. Mahogany fire surround with marble effect tiled and granite inset and hearth. Oak laminated timber floor. Glazed double doors to dining area and kitchen.

KITCHEN/DINING AREA: 5.80m (19'0") x 3.28m (10'9")

Excellent range of high and low level units. Granite effect work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated double oven and ceramic hob. Extractor hood above. Integrated dishwasher and fridge. Part tiled walls. Ceramic tiled floor. Under unit lighting. Mahogany effect PVC double glazed back door and double glazed sliding patio door leading to patio area and rear garden.

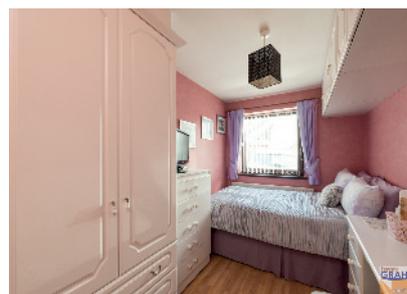
EXTENDED SUNROOM: 3.40m (11'2") x 2.41m (7'11")

Mahogany effect PVC double glazed doors leading to patio area and rear garden. Recessed spotlights.

BEDROOM (4): 3.56m (11'8") x 2.15m (7'1")

Measurement to include range of built in units and oak effect laminated timber floor.

LUXURY TILED SHOWER ROOM: Large shower cubicle. Creda electric shower. Corner wash hand basin and low flush wc. Tiled walls and ceramic tiled floor. Recessed spotlights.



FIRST FLOOR:

BEDROOM (1): 3.29m (10'10") x 3.62m (11'11")

Measurement to include built in robes.

BEDROOM (2): 3.3m (10'10") x 3.82m (12'6")

Measurement taken into sloping ceiling and Dormer window. Oak effect laminated timber floor.

BEDROOM (3): 2.33m (7'8") x 2.42m (7'11")

Oak effect laminated timber floor.

LUXURY BATHROOM WITH WHITE SUITE: Panelled bath. Electric shower and shower screen. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls. Ceramic tiled floor. Hotpress.

OUTSIDE: Exclusive cul de sac setting. Front garden laid in lawn. Parking area for two cars. Spacious and private rear garden with south westerly aspect. Laid in lawn and two paved patio areas. Oil fired boiler. PVC oil storage tank.

TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £50, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2020 to March 2021 £1043.80

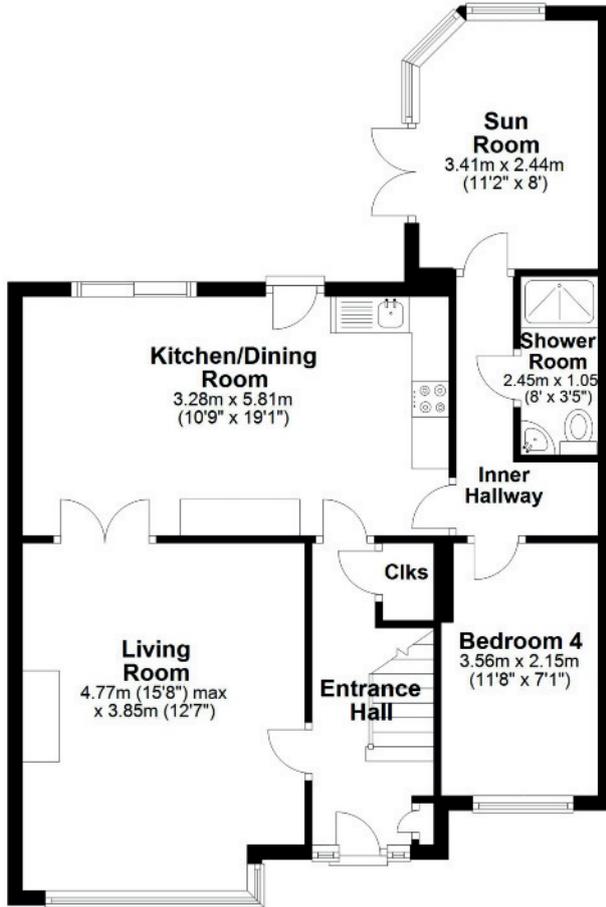
DIRECTIONS: From Knockmore Road turn into Limetree Avenue then turn left into The Brambles, at T junction turn left, number 35 is on the right.

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



Ground Floor

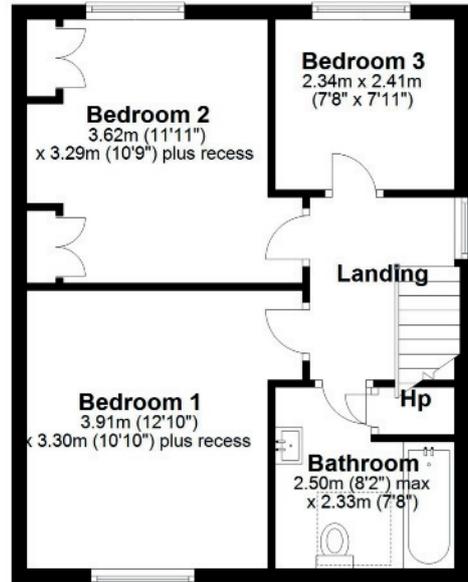
Approx. 69.4 sq. metres (747.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



Total area: approx. 113.3 sq. metres (1219.3 sq. feet)
35 The Brambles, Lisburn



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