



We are delighted to bring to the sales market this extensively renovated detached family home occupying a perfectly manicured level site. Perfectly positioned, the property provides ease of access for the city commuter to Belfast and Hillsborough Village and is within striking distance of Lisburn City Centre with a range of local amenities including many popular restaurants, shops and leading schools.

In short, the property provides a spacious entrance hall, downstairs WC, lounge, separate living room, open plan kitchen diner with bespoke fitted kitchen and space for casual dining, sun room and utility room. The first floor of the property provides five bedrooms, main bedroom with en-suite shower room and a further family bathroom with modern white suite.

The property further benefits from newly installed double glazed windows and doors throughout, oil fired central heating, pavior driveway providing ample private off street parking, mature side garden laid in lawns, enclosed private rear garden with raised landscaped patio area, summer house and a further shed providing excellent garden storage.

Rarely do properties of this calibre present themselves to the open market with absolutely nothing left to do but simply move in. Early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Around  
£445,000

92 Comber Road,  
Hillsborough,  
BT26 6NA

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Viewing by  
appointment with  
& through agent  
028 9266 1700

- Extensively Renovated Detached Family Home Positioned just off the Comber Road, Hillsborough
- Five Bedrooms, Main Bedroom with En-Suite Shower Room
- Occupying a Superb Manicured Level Site with Mature Gardens
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Spacious Hallway with Downstairs WC
- Lounge and Separate Living Room
- Open Plan Kitchen Diner with Bespoke Fitted Kitchen and Space for Casual Dining
- Sun Room and Separate Utility Room
- Family Bathroom with Modern White Suite
- Patio Driveway with Off Street Parking for Several Cars and Mature Side Garden in Lawns
- Raised Patio Area Ideal for Outdoor Entertaining
- Rear Garden Laid in Lawns with Surrounding Flowerbeds
- Summer House and Separate Shed with Additional Garden Storage
- Oil Fired Central Heating and Newly Installed Double Glazing Throughout
- Early Viewing Highly Recommended via Private Appointment



The Property Comprises:

#### Ground Floor

COVERED ENTRANCE: Terrazzo style tiled walkway to . . .

Composite front door with glass inset, peephole and side light to . . .

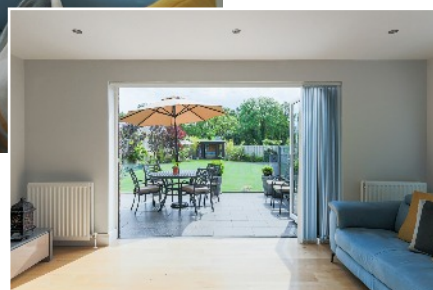
SPACIOUS RECEPTION HALL: Solid oak wooden flooring, understairs storage.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap and built-in vanity unit, tiled floor, radiator, frosted glass window, low voltage recessed spotlights.





SUN ROOM: 16' 7" x 10' 0" (5.05m x 3.05m) (at widest points). Dual aspect windows to side and rear, solid oak wooden flooring, low voltage recessed spotlighting, bi-folding doors leading to raised patio area.



LIVING ROOM: 14' 8" x 11' 9" (4.47m x 3.58m) (at widest points, into bay window). Outlook to front, solid oak wooden flooring, cornice ceiling, feature fireplace with carved wooden mantelpiece and surround, cast iron inset with further tiled inset, slate tiled hearth, French doors leading to dining room.



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KITCHEN: 11' 9" x 11' 5" (3.58m x 3.48m) (at widest points). Bespoke fitted kitchen with range of high and low level units, laminate effect worktops, sink with chrome taps, built-in fridge and dishwasher, polished tiled floor, space for range style cooker, tiled splashback with built-in Rangemaster extractor fan, breakfast bar. Open plan to . . .



DINING ROOM: 11' 9" x 10' 5" (3.58m x 3.18m) (at widest points). Solid oak wooden flooring, outlook to rear, space for casual dining, cornice ceiling, French doors to . . .





SUN ROOM (2): 14' 8" x 10' 0" (4.47m x 3.05m) (at widest points). Outlook to rear, solid oak wooden flooring, uPVC double glazed French doors to patio garden, low voltage recessed spot-lighting, light, power and heating.

UTILITY ROOM: Range of high and low level units, laminate effect worktops, built-in sink with chrome mixer tap and side drainer, plumbed for washing machine and tumble dryer, plumbed for American style fridge freezer, pull-out larder storage, access to electric meter, uPVC composite door with glass inset to rear patio garden, cloaks area.



## First Floor

LANDING: Access to hotpress with access to pressurised water , air filtration system, low voltage recessed spotlighting, light tunnel.

BEDROOM (1): 16' 9" x 10' 0" (5.11m x 3.05m) (at widest points). Dual aspect windows.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap and built-in vanity unit, tiled splashback, shower unit with glass sliding door, cladded shower enclosure with chrome thermostatic control valve, telephone attachment and rainfall shower head, laminate flooring, Velux window, low voltage recessed spotlighting.



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BEDROOM (2): 13' 5" x 12' 0" (4.09m x 3.66m) Outlook to front, solid wooden flooring, cornice ceiling.

BEDROOM (3): 12' 0" x 10' 0" (3.66m x 3.05m) (at widest points). Outlook to side.



BEDROOM (4): 11' 5" x 7' 10" (3.48m x 2.39m) (at widest points). Outlook to front, built-in Sliderobes and built-in shelving.

BEDROOM (5)/OFFICE: 8' 2" x 7' 0" (2.49m x 2.13m) (at widest points).



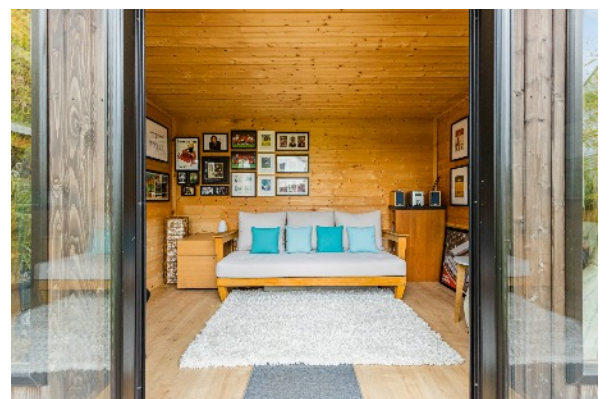
FAMILY BATHROOM: White suite comprising low flush wc with push button, panelled bath with chrome mixer tap, shower with thermostatic control valve, telephone attachment and rainfall shower head, part uPVC cladded walls, wash hand basin with chrome mixer tap and built-in vanity unit, laminate flooring, frosted glass window, low voltage recessed spotlighting, extractor fan.





## Outside

Side garden laid in lawns with surrounding shrubs and trees and fencing. patio driveway with off street parking for several cars with cast iron gates. Raised patio area with Terrazzo tiling, surrounding outside lighting, various manicured patio areas, access to oil tank and oil fired boiler, bin storage. South facing rear garden laid in lawns with surrounding low maintenance shrubs and trees. Rear patio and seating area with access to further shed for garden storage. Summerhouse with laminate flooring equipped with lighting and power, panelled walls, panelled ceiling, uPVC double glazed French doors with side lights.





## Location:

92 Comber Road is located between the Ravernet Road and Ballynahinch Road, Hillsborough.

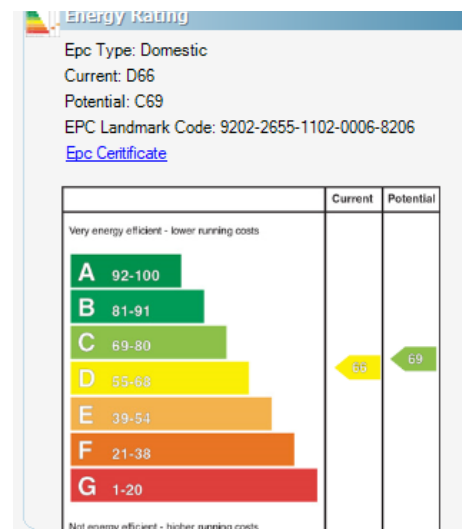


Floor 2



Floor 1

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 Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
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