

## CASH OFFERS ONLY



We are delighted to bring to the sales market this detached three bedroom bungalow occupying a substantial site in the popular Ballinderry Upper, Lisburn. Requiring modernisation, the property provides an excellent site with further development potential.

The property occupies a private extensive site with views of Lough Neagh and offers ease of access for the city commuter being positioned between Belfast, Lisburn and Crumlin with a range of local amenities including many popular restaurants, shops and leading local schools. The property also provides excellent access routes to Belfast International Airport for the daily commuter.

In short, the property provides around 1200 square feet of versatile living accommodation comprising of three well-appointed bedrooms, kitchen diner, separate lounge, dining room, utility room and a shower room. The property further benefits from oil fired central heating and double glazing. Externally the property provides a front garden laid in lawns, private driveway leading to a concrete yard to the rear with extensive private off street parking, four outbuildings in need of modernisation and updating and an extensive further rear garden with panoramic views over Lough Neagh.

With endless potential and competitively priced in today's market, early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Around  
£175,000

11 Shore Road,  
Ballinderry Upper,  
LISBURN,  
BT28 2LQ

Viewing by  
appointment with  
& through agent  
028 9266 1700

- Detached Bungalow Placed on an Extensive Site in Ballinderry Upper, Lisburn
- Excellent Development Potential Subject to Usual Consents
- Close to Local Leading Schools and Belfast International Airport for the Daily Commuter
- Excellent Transport Links to Belfast, Hillsborough, Lisburn and Crumlin
- Extensive Private Site with Panoramic Views of Lough Neagh to Rear
- Three Well Appointed Bedrooms
- Kitchen Diner with Range of Units
- Separate Lounge and Dining Room
- Utility Room with Separate Shower Room
- Enclosed Front Garden Laid in Lawns
- Driveway Leading to Concrete Rear Yard with Extensive Parking Facilities
- Four Additional Outbuildings Requiring Modernisation and Updating
- Extensive Rear Garden Laid in Lawns Providing Panoramic Views of Lough Neagh
- Oil Fired Central Heating and Double Glazing
- No Onward Chain
- Early Viewing Highly Recommended

The Property Comprises:

#### Ground Floor

uPVC double glazed front door with fan glass toplight and sidelight to . . .

RECEPTION HALL: Laminate flooring, access to electric meter.

LOUNGE: 13' 5" x 10' 0" (4.09m x 3.05m) (at widest points). Outlook to front

LIVING/DINING: 17' 0" x 10' 1" (5.18m x 3.07m) (at widest points). uPVC double glazed access door and picture window.

KITCHEN: 15' 3" x 9' 3" (4.65m x 2.82m) at widest points). Dual aspect to front and side, range of high and low level units laminate worktops, built-in ceramic hob with extractor fan, built-in oven and grill, stainless steel single drainer sink with chrome taps, space for fridge freezer, ample space for casual dining, vinyl flooring.

REAR HALLWAY: Leading to rear courtyard.





BEDROOM (1): 14' 1" x 11' 0" (4.29m x 3.35m) (at widest points). Dual aspect windows to rear and side, laminate wood effect flooring.

BEDROOM (3): 10' 0" x 9' 7" (3.05m x 2.92m) (at widest points). Outlook to side.

BEDROOM (2): 14' 5" x 9' 6" (4.39m x 2.9m) (at widest points). Outlook to front, laminate flooring.

UTILITY ROOM: Range of low level units, laminate worktops, stainless steel single drainer sink with chrome mixer tap, plumbed for washing machine and tumble dryer, outlook to side.

SHOWER ROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and tiled splash back, walk-in shower with fully tiled shower enclosure, electric shower with telephone attachment, vinyl flooring, access to hotpress with insulated copper cylinder.

## Outside

Enclosed front garden laid in lawn with tarmac driveway. Outhouse with access to oil boiler and workshop. Concrete courtyard with off street parking for several cars, boat or mobile home, access to oil tank. Rear garden laid in lawns with two further outbuildings. Wooden fence leading to further rear garden, circa one acre with panoramic, uninterrupted views, across the lough, bordered by hedging.

DOUBLE GARAGE: Wooden door.



Telephone 028 9266 1700

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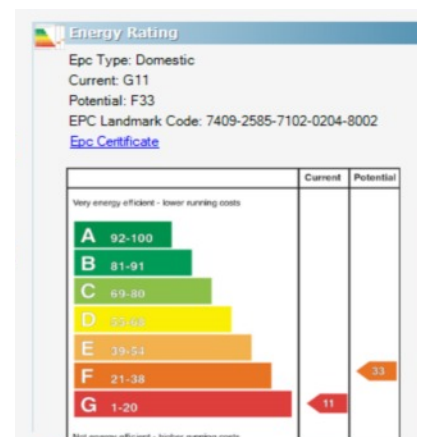


## Location:

Shore Road is located off the Feumore Road, Ballinderry Upper. Number 11 is located on the left hand side coming off the Feumore Road.



Lisburn - 028 92 66 1700  
 Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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