



We are delighted to bring to the sales market this immaculate four bedroom detached family home occupying a private site in the popular Riverdale, Anahilt. Positioned just off the Magheraconluce Road in a quiet cul-de-sac, 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.

The ground floor of the property provides a bright reception hall with tiled floor and built in storage, front living room with feature fireplace, sitting room, open plan kitchen diner with bespoke fitted kitchen and breakfast island, utility room, spacious double bedroom and a modern family bathroom with white suite. The first floor of the property provides three further well-appointed bedrooms, main bedroom with luxurious en-suite shower room and additional eaves storage.

The property further benefits from double glazing throughout, oil fired central heating, tarmac driveway with off street parking for three to four cars, mature front garden laid in lawns and flowerbeds, beautiful enclosed private rear garden providing an array of colourful shrubs, plants and surrounding patio areas and an integral garage with excellent additional storage.

Rarely do properties of this calibre present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Around
£325,000

45 Riverdale ,
HILLSBOROUGH,
BT26 6DH

Viewing by
appointment with
& through agent
028 9266 1700

- Immaculate Four Bedroom Detached Family Home Positioned just off the Magheraconluce Road, Annahilt
- Occupying an Enclosed Private Site with Excellent Additional Outdoor Space
- 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
- Four Well Proportioned Bedrooms Over Ground and First Floor, Main Bedroom with Luxurious En-Suite Shower Room
- Living Room and Separate Sitting Room
- Spacious Family Bathroom with Modern White Suite With both Bath and Shower Facilities
- Open Plan Kitchen Diner with Breakfast Island and Ample Space for Casual Dining
- Utility Room Leading to an Integral Garage with Excellent Additional Storage
- Tarmac Driveway with off Street Parking for Three to Four Cars
- Front Garden in Lawns with Flowerbeds
- Superb Enclosed Private Rear Garden with Array of Plants, Shrubs and Flowerbeds with Patio Areas Ideal for Outdoor Entertaining
- Oil Fired Central Heating and UPVC Double Glazing Throughout
- Early Viewing Highly Recommended



The Property Comprises:

Ground Floor

Double glazed composite front door with glass inset and side light to . . .

RECEPTION HALL: Polished tiled floor, under stairs storage, built-in cloaks area, cornice ceiling.

LIVING ROOM: 16' 6" x 2' 5" (5.03m x 0.74m) (at widest points, into circular window). Outlook to front, art deco style fireplace with wooden sleeper mantle and granite hearth, gas fire.



SITTING ROOM: 13' 5" x 9' 8" (4.09m x 2.95m) (at widest points). Dual aspect to rear garden, uPVC double glazed sliding doors to rear patio.



OPEN PLAN KITCHEN/LIVING/DINING: 21' 6" x 13' 8" (6.55m x 4.17m) (at widest points). Bespoke fully fitted kitchen with range of high and low level units, laminate worktops, stainless steel single drainer sink with side drainer and chrome mixer tap, built-in fridge freezer, built-in dishwasher, space for range cooker with tiled splashback and built-in extractor fan, breakfast island, space for seating area, tiled floor, low voltage recessed spotlights, uPVC double glazed French doors to rear garden.



UTILITY ROOM: Range of high and low level units, laminate worktops, plumbed for washing machine, tiled floor, uPVC double glazed access door to rear garden.

FAMILY BATHROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap and built-in vanity unit, panelled Jacuzzi bath with chrome taps, glass bi-folding door and Mira Sport electric shower with telephone attachment, chrome heated towel rail, tiled floor, fully tiled walls, low voltage recessed spotlights, frosted glass window.



HOTPRESS: Built-in shelving, access to lagged copper cylinder.

BEDROOM (2): 18' 9" x 13' 5" (5.72m x 4.09m) (at widest points). Outlook to front.



First Floor

LANDING: Velux window.



BEDROOM (4)/OFFICE: 13' 5" x 9' 0" (4.09m x 2.74m) (at widest points). Storage into eaves, Velux window.



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BEDROOM (1): 18' 9" x 10' 4" (5.72m x 3.15m) (at widest points). Outlook to side, low voltage recessed spotlights.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap, tiled splashback, built-in vanity unit, chrome heated towel rail, corner shower unit with fully tiled shower enclosure, Mira Sport electric shower with attachment, low voltage spotlights, extractor fan, Velux window.



BEDROOM (3): 16' 0" x 11' 0" (4.88m x 3.35m) (at widest points). Outlook to rear garden, additional built-in storage in eaves.



Outside

Front garden laid in lawn with mature flower beds. Tarmac driveway with off street parking for 3-4 cars, access to EV charging point.

INTEGRAL GARAGE: 18' 3" x 10' 0" (5.56m x 3.05m) (at widest points). Metal up and over door, access to oil fired boiler, space for fridge freezer, light and power.

Extensive, enclosed, private rear garden with patio and seating area, professionally landscaped laid in lawns with an array of beautiful mature shrubs and plants, surrounding fencing, side garden with outside tap and light.



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Location:

Riverdale is located in a quiet cul-de-sac off the Magheraconluce Road.



Sizes And Dimensions Are Approximate. Actual May Vary.

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