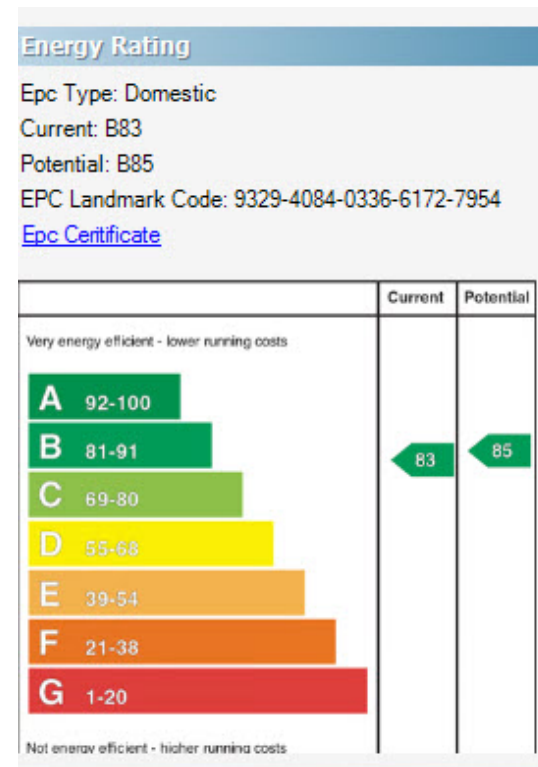




TEMPLETON  
ROBINSON

TEMPLETON  
ROBINSON



This superb home is ideally located within the popular and highly regarded Ayrshire Development.

The bright and spacious home has been finished to a high standard and consists of a spacious lounge, modern kitchen with full range of appliances and separate wc, 3 spacious bedrooms including master with ensuite. The property also benefits from two allocated parking spaces to the rear.

Set in a quiet location, yet remaining convenient to both Belfast and Lisburn, along with a variety of local amenities including shops, public transport routes and leading schools this fine home can only be fully appreciated on internal inspection.

Early viewing advised to not miss out.

**Offers Over  
£140,000**

6 Ayrshire Avenue,  
LISBURN,  
BT28 2WF

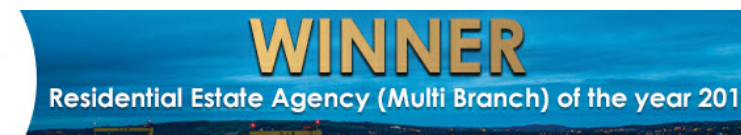
Viewing by  
appointment with  
& through agent  
028 9266 1700

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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6 Ayrshire Avenue,  
LISBURN,  
BT28 2WF

## Property Features

Superb Mid Terrace Home in a Modern & Exclusive Development

Exceptionally Well Presented Throughout

Spacious and Bright Lounge with Feature Gas Fire

Luxury Fitted Kitchen with Full Range of Appliances

Downstairs WC

3 Spacious Bedrooms including Master with Ensuite

Family Bathroom consisting of WC, Wash Hand Basin, Panelled Bath and Shower

Alarm/Gas Central Heating

uPVC Glazed Windows

Two Allocated Parking Spaces to Rear

Within Comfortable Commuting Distance of Belfast & Many Other Parts of the Province via the M1 Motorway Network

Extremely Convenient to a Range of Amenities in Lisburn Including Leading Schools, Shops & Public Transport

Early Viewing is recommended

## Location:

Leaving Lisburn on the Knockmore Road, take right onto Brokerstown Road into the Ayrshire Development, take the third turning on the right onto Ayrshire Avenue, the property is located on the left hand side.

## Property Comprises

### Ground Floor

ENTRANCE HALL: Hard glazed door to front, ceramic tiled floor.

LOUNGE: 18' 3" x 17' 9" (5.56m x 5.4m) (at widest points)

Laminate wood floor, recessed spot lighting.

KITCHEN/DINER: 10' 7" x 14' 1" (3.23m x 4.3m) Ceramic tiled floor, range of high and low level units, 1 1/2 bowl stainless steel sink, 4 ring gas hob, electric oven, integrated fridge freezer, integrated washer dryer, ceramic tiled splash back.

### First Floor

LANDING: Airing cupboard off, access to roofspace.

BEDROOM (1): 13' 7" x 17' 3" (4.14m x 5.25m) (at widest range)

Ceramic tiled floor, low flush wc, ceramic splash back, chrome heated towel rail, fully tiled corner shower cubicle, extractor fan.

ENSUITE SHOWER ROOM:

BEDROOM (2): 11' 6" x 11' 6" (3.50m x 3.50m) (at widest point)

BEDROOM (3): 11' 6" x 7' 7" (3.51m x 2.30m)

BATHROOM: Ceramic tiled floor, low flush wc, pedestal wash hand basin, ceramic splash back, chrome heated towel rail, panelled bath with shower over, ceramic tiled shower cubicle, extractor fan.

