



This attractive semi detached property is situated in a prime cul-de-sac location at the back of this popular development, backing onto countryside at the rear.

The property is convenient to many local amenities in the delightful village of Lower Ballinderry whilst remaining within comfortable commuting distance of many parts of the province including Belfast and Lisburn. The property offers spacious accommodation which is immaculately presented by the current owners and is perfectly complemented by the private rear garden with sheltered sitting area.

Offering superb value for money in a delightful location, viewing is highly recommended.

Offers Over
£129,950

64 Brook Lodge,
Ballinderry Lower,
Lisburn,
BT28 2GW

Viewing by
appointment with
& through agent
028 90 663030



- Delightful Semi-detached home nestled at the back of this popular development
- Generous Lounge with Feature Fireplace with open fire
- Modern Kitchen with Breakfast Bar open to dining area
- Separate Utility Room
- Downstairs WC
- Landing with Hotpress off
- Three well-proportioned bedrooms (master with ensuite shower room)
- Fully Tiled Family Bathroom with white suite
- Oil Fired Central Heating
- uPVC Double glazed windows
- A Generous site with large gravel driveway with parking for multiple vehicles
- Enclosed Yard to rear
- Views to open countryside to the rear
- Early viewing is recommended

THE PROPERTY COMPRISES:

GROUND FLOOR

ENTRANCE HALL: Laminate wood floor, storage under stairs.

LOUNGE: 14' 7" x 11' (4.45m x 3.36m) Laminate wood floor, feature fireplace with granite inlay and heath with open fire.



KITCHEN WITH BREAKFAST AREA : 9' 2" x 17' 17" (2.80m x 5.86m) Ceramic tiled floor, range of high and low level units with breakfast bar, stainless steel side draining sink, integrated fridge freezer, ceramic tiled splashback, space for oven, uPVC sliding doors out to rear.



UTILITY ROOM: Ceramic tiled floor, range of low level units with stainless steel side draining sink, space for washer, dryer and dishwasher. Door out to driveway at side.

WC: Low flush WC and wash hand basin.



FIRST FLOOR

LANDING: Hot press off.

BEDROOM (1): 14' 7" x 11' (4.45m x 3.36m)



ENSUITE SHOWER ROOM: Ceramic tiled floor, low flush WC, wash hand basin, ceramic tiled splashback, fully tiled shower cubicle.



BEDROOM (2): 7' 5" x 6' 3" (2.25m x 1.90m)



BEDROOM (3): 10' 10" x 9' 4" (3.30m x 2.85m)



BATHROOM: Ceramic tiled floor, floor to ceiling tiling, low flush WC, wash hand basin, panel bath, fully tiled corner shower cubicle.

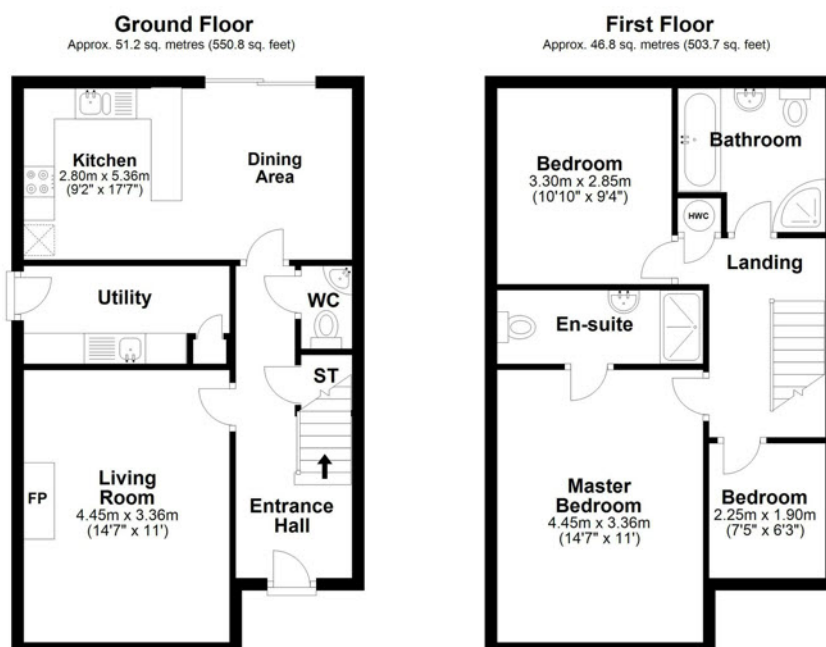


OUTSIDE

Front: Generous flat lawn to front and side garden with large gravel driveway with parking for multiple vehicles.

Rear: Fully fenced and enclosed rear yard in brick paviors, oil boiler house and oil tank.





Total area: approx. 98.0 sq. metres (1054.5 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

LOCATION:

From A26 at Ballinderry take Lower Ballinderry Road. On entering Lower Ballinderry continue to cross road junction, turn left and Brook Lodge is on the right hand side. Take right in the development and continue to the last cul-de-sac at the rear of the development.

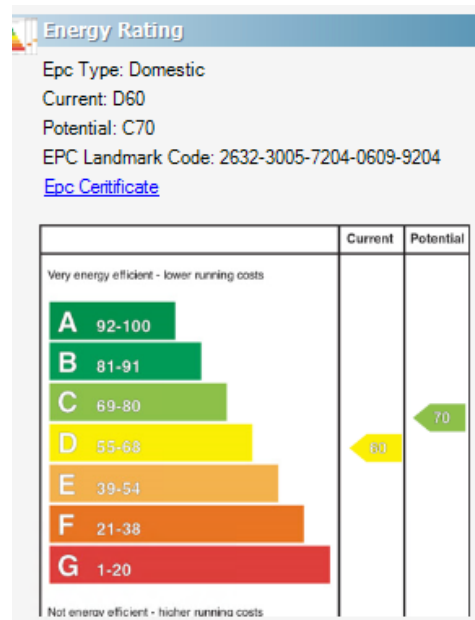
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Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

www.templetonrobinson.com



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