



This is an excellent opportunity to acquire a beautiful, recently renovated, three bedroom semi-detached property in a popular residential development. Located conveniently near Boomers Road, this property offers easy access for commuters traveling to Belfast and Hillsborough Village. It is also in close proximity to Lisburn City Centre, which features a variety of local amenities, and falls within the catchment area of the areas most prestigious schools. This property comprises of a bright and airy reception hall leading into a separate living room including a fireplace, open plan kitchen diner with a range of built in units and appliances and a separate spacious utility room with access to a downstairs WC.

The first level of the property features additional outstanding space, including a bright landing, three generously sized bedrooms, main bedroom complete with an en-suite shower room, and a separate family bathroom equipped with a white suite. The property further benefits from UPVC double glazing throughout, oil fired central heating, a part floored roofspace providing additional storage, tarmac driveway with private off street parking, detached garage with roller shutter and an enclosed private rear garden with southerly aspect.

With excellent accommodation throughout, a high energy efficiency rating and requiring very little maintenance, early viewing is highly recommended to appreciate all this property has to offer.

Offers Over
£249,950

4 Breton Way,
Lisburn,
BT28 3ZF

Viewing by
appointment with
& through agent
028 9266 1700



- Superbly Presented Three-Bedroom Semi-Detached Home Occupying a Private Site in the Popular Breton Development, Lisburn
- Ideally Positioned just off Boomers Road
- 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
- Three Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Separate Living Room with Fireplace
- Open Plan Kitchen Living Dining Space with Range of Storage and Appliances
- Separate Utility Room and Downstairs WC
- Oil Fired Central Heating and UPVC Double Glazing Throughout with Sash Windows
- Detached Garage with Roller Shutter
- Front Garden Laid in Lawns
- Enclosed Rear Garden with Southerly Aspect and Patio Area
- Tarmac Driveway with Ample Private off Street Parking
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

Hardwood front door with fan glass top light to:

RECEPTION HALL: Terrazzo style newly tiled flooring. Stairs to first floor landing.

LIVING ROOM: 14' 0" x 13' 6" (4.27m x 4.11m) (at widest points). Outlook to front. Newly laid laminate wood effect flooring, feature fireplace with Portugese limestone surround, granite inset and hearth. Under stairs storage cupboard.



OPEN PLAN KITCHEN/DINER: 14' 3" x 11' 2" (4.34m x 3.4m) (at widest points). Bespoke fully fitted kitchen with range of high and low level units, laminate worktops, single drainer stainless steel sink unit with chrome mixer tap, integrated four ring ceramic hob with extractor fan above and integrated oven and grill below, integrated fridge/freezer, integrated dishwasher, newly tiled floor. Low voltage spotlights. Ample room for dining. Door to:



UTILITY ROOM: Range of high and low level units, laminate worktops, stainless steel sink unit with side drainer, mixer tap, space for washing machine, extractor fan, additional built-in larder storage, newly tiled floor, cloaks area. uPVC double glazed access door to rear garden.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap, newly tiled floor. Frosted glass window, radiator.

First Floor

LANDING: Picture window. Access hatch to roofspace. Hotpress with pressurized water cylinder and built-in storage.

NEWLY RENOVATED FAMILY BATHROOM: Modern white suite comprising low flush wc with push button, floating wash hand basin with chrome mixer tap, tiled splashback, vanity unit, built-in storage cupboard, panelled bath with fixed glass screen, chrome mixer tap and rain head shower head, feature tiled walls, tiled floor, chrome heated towel rail, low voltage spotlights, extractor fan.



BEDROOM (1): 11' 3" x 10' 1" (3.43m x 3.07m) (at widest points). Outlook to rear.



ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and tiled splashback, corner shower unit with glass bi-folding door, fully tiled shower enclosure, rain head shower with chrome thermostatic control valve, telephone attachment, chrome heated towel rail, polished tiled floor, low voltage spotlights, extractor fan.

BEDROOM (2): 11' 3" x 10' 3" (3.43m x 3.12m) (at widest points). Outlook to front.



BEDROOM (3): 8' 5" x 7' 3" (2.57m x 2.21m) (at widest points).



Outside

Enclosed front garden laid in lawns with tarmac driveway with off-street parking for three cars.

Paved walkway to:

Extensive, enclosed, private rear garden with southerly aspect, part patio, part laid in lawns with outside tap, outside light.

DETACHED GARAGE: 20' 5" x 11' 2" (6.22m x 3.4m) (at widest points). Roller shutter door, space for tumble dryer, work tops, light and power. uPVC double glazed windows and access door.

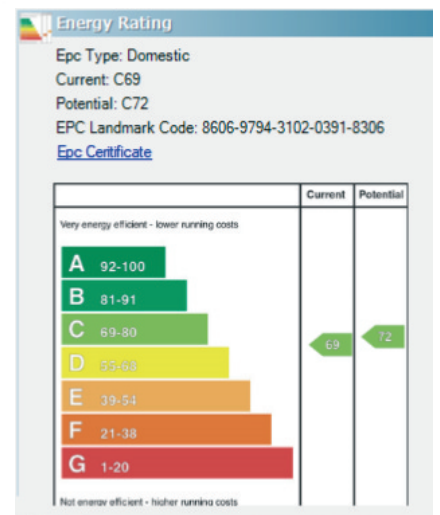
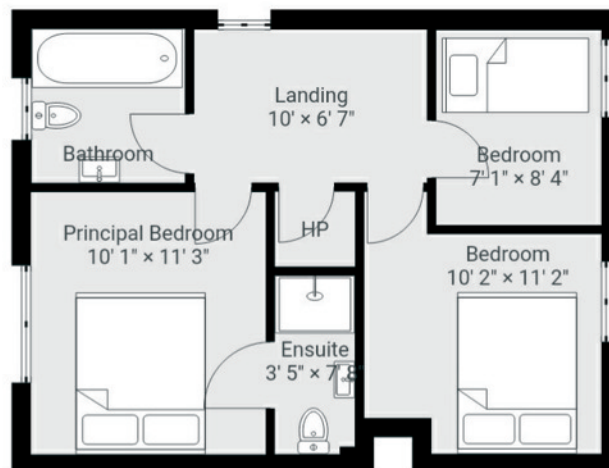
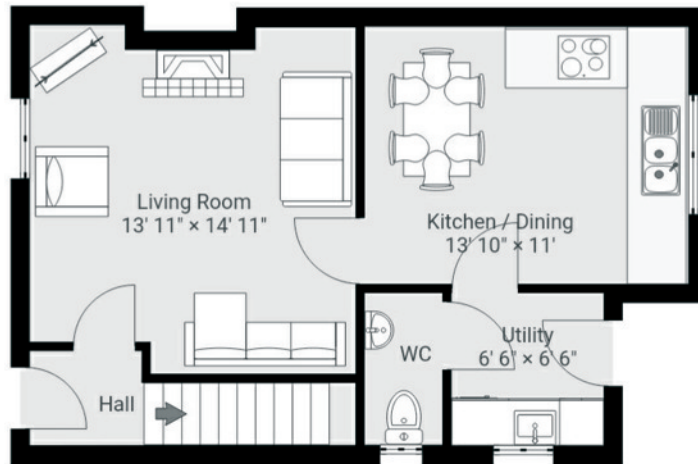


Location:

4 Breton Way is located off Boomers Road, Lisburn.

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