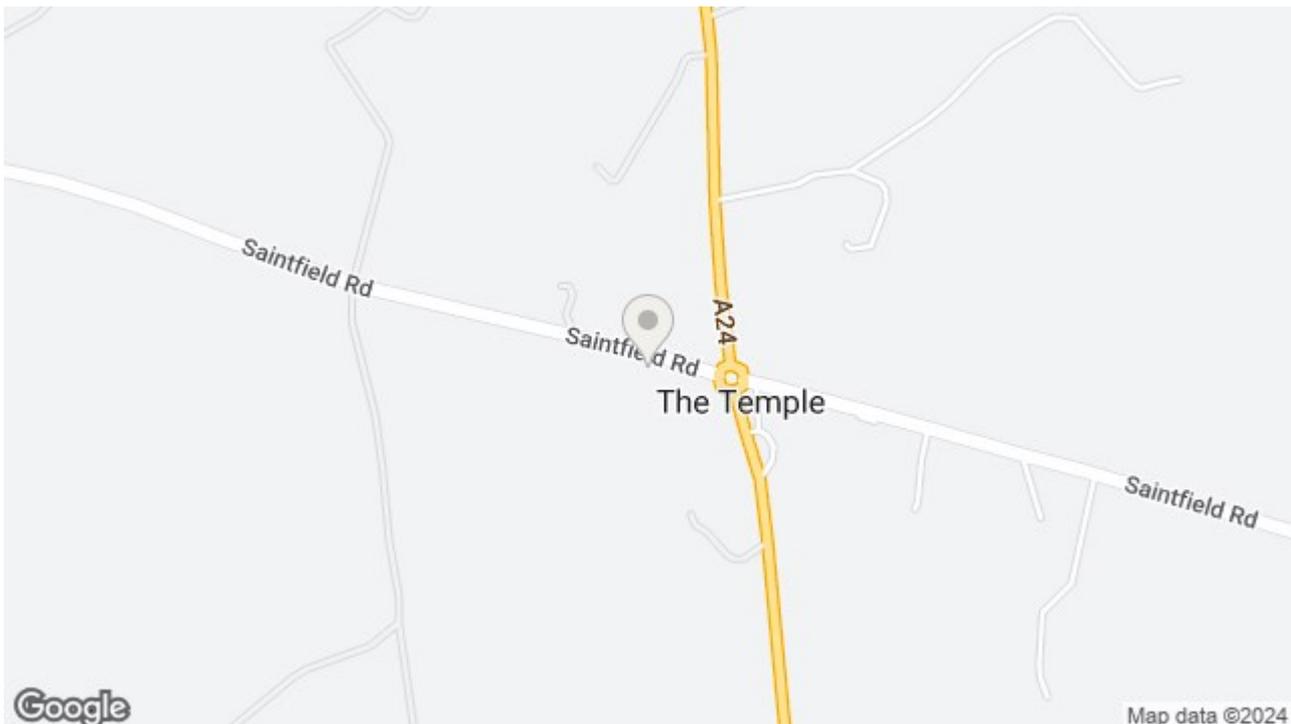




152 SAINTFIELD ROAD, LISBURN, BT27 6UQ



OFFERS AROUND £199,950

We are delighted to bring to the market this beautifully presented semi detached home on the Saintfield road in Temple. The present owners have refurbished the property to a high specification throughout leaving little to do but move in your furniture. The property comprises entrance hall, downstairs w.c, spacious kitchen with dining area, large living room, utility room, office/ bedroom three, two further bedrooms and a family bathroom. Outside the property further benefits from two garages, a spacious garden to the front laid out in lawn and ample parking to the rear.

With this home you can enjoy a beautiful countryside aspect whilst being on the main arterial route from Ballynahinch to Belfast so local transport to leading schools is within walking distance. There are a host of amenities close by in Carryduff, Saintfield and Lisburn and the local petrol station has everything you could need.

Recent sales have proved very popular in this area and with so little to do to this beautiful home early viewing is advised.



## At a glance:

- Semi detached home
- Large living room
- Utility room
- Family bathroom
- Large gardens
- 2/3 Bedrooms
- Kitchen/ dining area
- Downstairs w.c
- 2 garages
- Beautifully presented

### Entrance Hall

5'2" x 13'4"

Glazed wooden front door to entrance hall with large store cupboard.

### WC

3'4" x 6'6"

White suite comprising low flush w.c and wash hand basin. Tiled floor and walls.

### Living Room

15'5" x 20'2"

Large bright living room with cornicing. Space for fireplace.

### Kitchen/Dining Room

13'10" x 12'0"

A range of high and low level units including one and a half bowl stainless steel sink unit, integrated oven, hob, fridge and extractor fan. Tiled floor. Larder

### Utility Room

15'10" x 6'8"

Stainless steel sink unit and space for dishwasher, tumble dryer, washing machine and fridge freezer. Door to outside.

### Office/ Bedroom 3

8'7" x 6'9"

Currently used as an office.

### Landing

5'3" x 10'1"

### Bedroom 1

9'8" x 10'1"

Countryside views

### Bedroom 2

12'8" x 9'10"

### Bathroom

6'2" x 9'10"

White suite comprising low flush w.c, wash hand basin and panel bath with overhead shower. Tiled floor and splash area. Heated towel rail.

### Garage

Up and over door power and light.

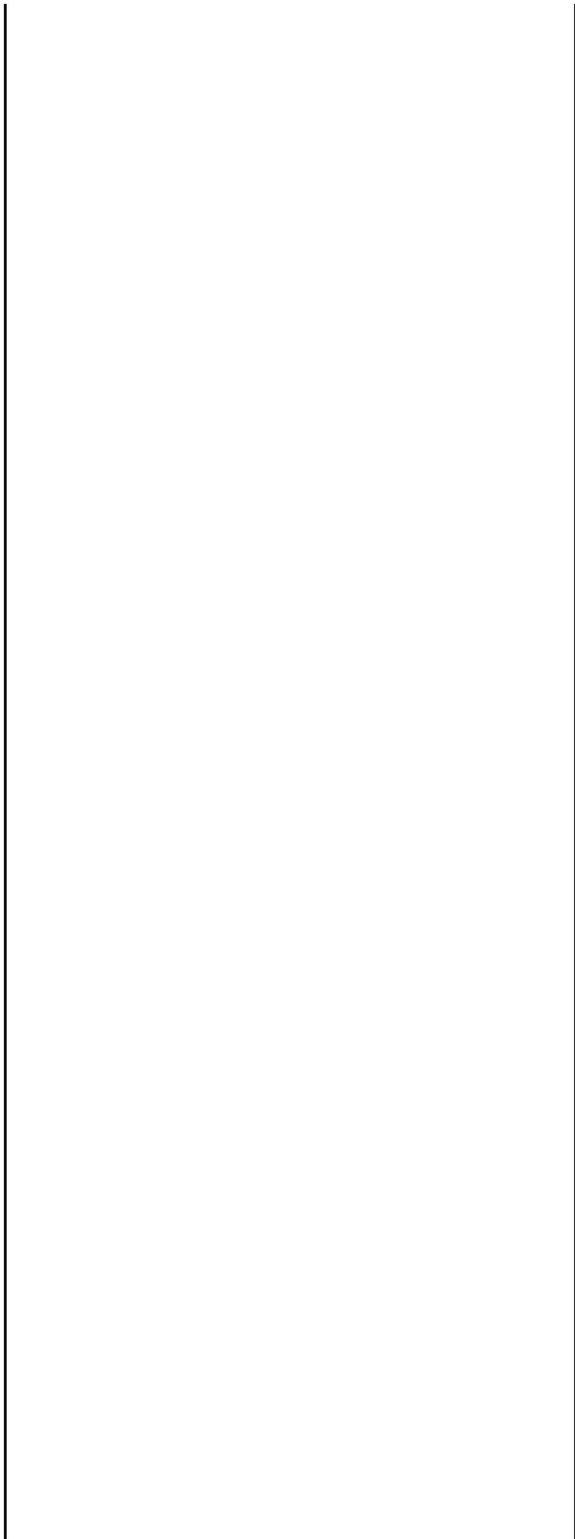
### Lean to Garage

Door through from garage. Up and over garage door.

### Outside

To the front is a good size garden laid out in lawns with various mature plantings. To the rear is a large gated parking area.



















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		59
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

### Ground Floor



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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