

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

15 Market Street
Downpatrick BT3 06LR
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Banbridge Branch

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Banbridge BT32 3JS
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General Enquiries

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For any enquiry relating to
this property, please contact

Carrie Mackin

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**36 Lisburn Road
Ballynahinch
BT24 8TH**

**Offers In The Region Of
£375,000**

Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

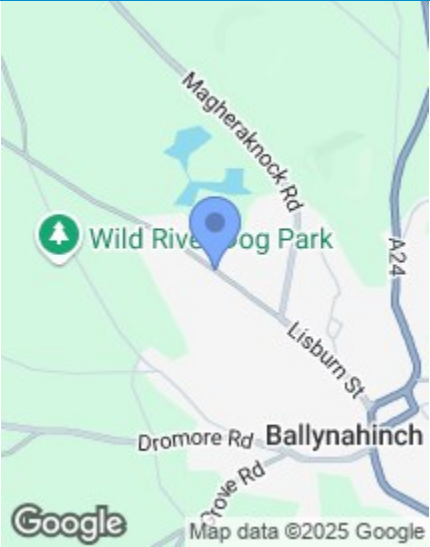
- Detached Split Level Home
- Ideally Located
- Five Bedrooms, Two with Ensuite
- Ground Floor Bedroom with Ensuite
- Two Reception Rooms
- Kitchen with Featured Balcony
- Utility Area and Store Room
- Large Detached Garage with additional Stores
- Gravelled Yard and Paddock
- EPC 64/D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



36 Lisburn Road

Ballynahinch, BT24 8TH



Directions

Located on the Lisburn Road in Ballynahinch, this impressive detached house, offers a perfect blend of space, comfort, and potential. With five generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests. The home features two reception rooms, providing ample space for relaxation and entertainment.

In addition to the main house, a large detached garage is included, complete with two additional store rooms, offering plenty of storage options or the potential for a workshop. The ample parking space further enhances the practicality of this property, making it easy for multiple vehicles to be accommodated.

A unique feature of this home is the paddock with a gravelled area, which presents a multitude of possibilities for use, whether it be for recreational activities, gardening, or even as a space for pets.

This delightful property on Lisburn Road is not just a house; it is a wonderful opportunity to create a family home in a peaceful yet accessible location. With its spacious interiors and attractive outdoor areas, it is sure to appeal to those looking for a blend of comfort and versatility.

Accommodation

The property comprises spacious entrance hall with cloakroom and WC, Lounge with featured woodburning stove, kitchen with pantry and open plan living/dining area. The kitchen has a range of high and low levels units with recess for a dishwasher, fridge freezer and freestanding double oven with gas hob (appliances can be negotiated as part of the sale) there are double doors from the kitchen offering access to the walk out balcony overlooking the rear garden with undisturbed views. Leading back into the hallway you can access the ground floor bedroom with ensuite and built in storage. From the ground floor there is an inner staircase leading to the lower ground floor with inner hallway to the remaining four bedrooms, with one of the bedrooms to include an ensuite. There is also a shower room, utility area and sizable store room that has been used as a home office. There is an external door on the lower ground floor that offers access to the side of the property.

Outside

36 Lisburn Road is approached by pillared entrance with tarmac drive and well-maintained gardens, laid in lawn both at the front and rear of the property, leading onto the additional gravelled area and paddock. Detached Garage can be accessed to the front by the roller door or side door, both stores have their own individual access. The property also benefits from a garden room.

Contact

For more information or to schedule your own private appointment to see this property, please call Carrie on 02897564400 today or email all enquiries to ballynahinch@quinnestateagents.com

Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura Mclean from Ritchie & Mclean Mortgage Solutions. Laura can be contacted on 07731435310

