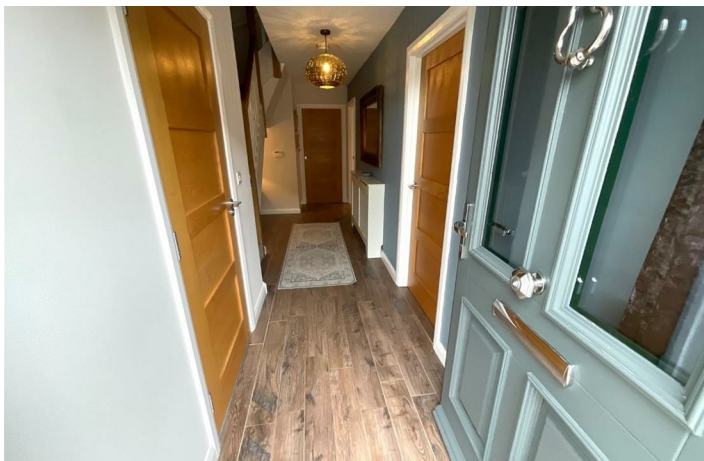
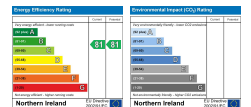




2 Ashfield Hall
Lisburn, BT27 5WG

Offers in excess of
£260,000



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, Lisburn, BT27 5WG

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An impressive modern build semi situated within a highly regarded development which will have immediate appeal to first-time buyers and families in particular.

Internally the dwelling comprises of entrance hallway, furnished cloakroom, generous living room, modern fitted kitchen with integrated appliances, utility room, first floor landing, luxury four piece family bathroom suite and three well proportioned bedrooms (primary with en suite shower room). Outside there are gardens front and rear, driveway and a detached garage.

The property benefits from recently installed gas fired central heating and uPVC double glazing throughout.

Ashfield Hall's location is convenient to Down Royal Race Course, Royal Hillsborough Village, Eikon Exhibition Centre, Sprucefield and both the A1 Dual Carriageway and M1 Motorway.

Ground Floor

Entrance Hall

Composite front door with glass insets, wood effect tile flooring, panelled radiator, alarm controls, stairs leading to first floor

Downstairs WC

Low flush WC, pedestal wash hand basin, tiled flooring, panelled radiator, extractor fan

Living Room 18'2" x 12'2" (5.56m x 3.73m)

Tiled hearth, feature wooden mantle, double panelled radiator

Kitchen 18'2" x 10'9" (5.56m x 3.28m)

Country style fitted kitchen with a wide range of high and low level units and contrasting worktops, stainless steel sink and drainer with mixer tap, integrated appliances including oven and gas hob, fridge and freezer and dishwasher, wood effect tile flooring, double panelled radiator, recessed lighting

Utility Room 7'10" x 9'6" (2.41m x 2.90m)

Generous counter space, stainless steel sink and drainer with mixer tap, washing machine and tumble dryer space, enclosed gas boiler, wood effect tile flooring, panelled radiator, access to rear garden

First Floor

Landing

Enclosed storage cupboard, access to roof space

Bathroom 7'10" x 9'6" (2.41m x 2.90m)

Luxury four piece bathroom suite including low flush WC, wall mounted wash hand basin, panelled bath and free standing shower, tiled flooring, heated towel rail, recessed lighting, extractor fan

Primary Bedroom 14'0" x 10'9" (4.27m x 3.28m)

Dual windows allowing for plenty of natural light, panelled radiator

En Suite Shower Room 3'10" x 10'9" (1.17m x 3.28m)

Low flush WC, wall mounted Wash hand basin and free standing shower, heated towel rail, tiled flooring, recessed lighting, extractor fan

Bedroom 2 10'0" x 12'2" (3.07m x 3.71m)

Enclosed storage cupboard, panelled radiator

Bedroom 3 11'3" x 8'7" (3.45m x 2.62m)

Panelled radiator

Garage 16'10" x 11'8" (5.14m x 3.57m)

Up and over roller door, fully electric

Outside

Front

Mature gardens laid in lawn, generous tarmac driveway

Rear

Mature garden laid out in lawn with patio area, exterior lighting, water tap



Road Map



Hybrid Map



Terrain Map



Floor Plan

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